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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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    "firstName": "Vidya",
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    "_id": "5fc732036229d08b94231249",
    "email": "0_default_",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-8850557384"
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  "fees": {
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"name": "Mumbai",
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Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "name": "State Bank of India",
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  "status": true
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  "type": "BRANCH",
  "name": "RBO Sanpada",
  "email": "sme.navimum@sbi.co.in",
  "mobileNo": "022-27759215",
  "alternateMobileNo": "",
  "address": "SMEC VASHI, E/202, 2nd Floor, Sanpada Rly. Station Complex, Navi
Mumbai - 400 705, State - Maharashtra, Country - India.\n\n",
  "ledgerName": "STATE BANK OF INDIA - RBO SANPADA",
  "fax": "022-27752206",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "_id": "60b7189d2ffdf65bcd65882b",
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  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
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"siteEngineer": {
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
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  "workWithDocumentMaker": ""
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  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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        {
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        "title": {
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "India",
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    "key": "village",
    "value": "Giravale",
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  "value": "",
  "label": true
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  "value": "",
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  "label": true
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  "key": "selectNo",
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  "label": false
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "PIN - 410 206",
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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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  "label": "No"
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  "south": "DP Road",
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    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "east": "",
    "south": "",
    "west": ""
  }
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"isDisplay": false,
"title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
    "title": "Taxies"
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},
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"auto": {
  "title": "Auto"
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"privateCars": {
  "title": "Private Cars"
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"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. MSRDC/SPA/ BP-347/Revised CC/2023/1416 dated 10.08.2023 issued by Maharashtra State Road Development Corporation Ltd.",
"approvePlanVerified": "YEs",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "remark": "As per site inspection, building excavation work completed.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "44800",
  "landRate": "3950",
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  "squareMeterGuideLineRate": "49280.00",
  "squareFeetGuideLineRate": "4578.00"
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"igrFinalRate": {
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  "depreciationPercentage": "95",
  "rate": "4368.00",
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  "squareMeterGuideLineRate": "47014.00"
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "N.A",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Building Under Construction",
  "floorSpaceIndex": "As per MSRDC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building 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": {
  "roof": {
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonry"
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"value": "Proposed,_Yes",
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"carParking": "Proposed Covered Parking Space",
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"asthetikLook": {
  "value": "Proposed_Plain_Looking",
  "label": "Proposed Plain Looking"
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  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
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"planningArea": {
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  "label": "Proposed 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": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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"structuralSafety": {
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  "label": "Building Under Construction"
},
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"protAgainstNatDis": {
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  "label": "Information not available"
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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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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenancelssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
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  "label": "Building Under Construction"
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"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"groundStilt": {
  "value": "Proposed_Stilt",
  "label": "Proposed Stilt"
},
"yearOfConstructionAsPer": {
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  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"estimatedAge": "0",
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"flatFloorNo": "20",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "493.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
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routeMap_1721201595072_Image.png",
    "routeLat": "18.943222",
    "routeLng": "73.138778",
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    "routeDistance": "4.5 km."
  },
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  "wardrobesQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
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"outward": {
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"number": "2307261",
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"rateVerify": {
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    "status": false
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    "status": false
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    "isHideFloor": false,
    "status": false
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"status": false
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"isHideFloor": false,
"status": false
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"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"label": "Internal Painting",
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},
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"label": "External Painting",
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  "status": false
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  "percentage": "0.00",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
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  "status": true
}
},
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"reportImages": {
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    "path": "cases/6694feee649e5b0af9dc33e5/externallmg_r_1721196348713_externallmg_r_1721190385155_TimePhoto_20240716_145441.jpg",
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"societyNameBoardImage": [],
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    "min": "7735.00",
    "max": "11925.00"
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  "builtUpRateRange": {
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    "max": "10841.00"
  },
  "saleableRateRange": {
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    "max": "9034.00"
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    "estimatedValue": "0.00",
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    "isEditable": false
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    "ratePerUnit": "0.00",
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    "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",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
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  "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,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
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"isAdvanceInvoice": false,
"status": true,
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"ownerName": "Mr. Faran Mahamadalli Mullaji",
"ownerPhoneNo": "9405010156",
"appAddress": "flat no. 2007 20 th floor Bldg c Yogakshema Residency phase 2
muje Giravale panvel ",
"remark": "ssl sunil sir ",
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      "label": "Agreement for sale"
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    "inputs": {
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      "from": {
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        "label": "Developers"
      },
      "Developers": "M/s. Superb Maa Infra and Housing LLP",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Faran Mahamadalli Mullaji",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "4870/2024"
    },
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"document_1721040604965_1721040483156_Faran_Mullaji__sbi_Rbo_sanpada.pdf"
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  {
    "documentType": {
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      "label": "RERA Certificate"
    },
  },

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"inputs": {
  "documentDate": "10/11/2023",
  "nameOfApprovingAuthority": {
    "value": "Maharashtra_Real_Estate_Regulatory_Authority",
    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " P52000053597"
},
"isHardCopy": false,
"displayStatus": false,
"id": "144779",
"path": "cases/6694feee649e5b0af9dc33e5/
document_1721199566929_P52000053597.pdf",
"fileName": "document_1721199566929_P52000053597.pdf"
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  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "10/08/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_State_Road_Development_Corporation_Limited_",
      "label": "Maharashtra State Road Development Corporation Limited "
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " MSRDC/SPA/BP-347/Revised CC/2023/1416"
  },
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  "displayStatus": false,
  "id": "485333",
  "path": "cases/6694feee649e5b0af9dc33e5/document_1721199867040_1_Commen
cement_Certificates___NA_Order_for_plotted_development.pdf",
  "fileName": "document_1721199867040_1_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
},
{
  "documentType": {
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    "label": "Maharashtra State Road Development Corporation Limited "
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  "number": {
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    "label": "No"
  },
  "No": "MSRDC/SPA/BP-347/Revised CC/2023/1416"
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"displayStatus": false,
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"fileName":
"document_1721199944418_2_Copy_of_Layout_Approval_in_case_of_layout.pdf"
}
],
"caseNumber": "009918",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jul 15 2024 16:20:22 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Faran Mahamadalli Mullaji",
    "phone": "9405010156",
    "ownershipShare": "",
    "email": "",
    "id": "177715"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
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"otherComposition": [],
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      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "201712",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "449",
    "squareMeterArea": "41.71",
    "docFinalBuiltUp": "493.9",
    "docFinalBuiltUpSquareMeter": "45.881",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
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    "carpetArea": {
      "area": "718.66",
      "squareMeterArea": "66.77",
      "expectedRate": "11131.83",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "790.53",
      "squareMeterArea": "73.44",
      "expectedRate": "10119.79",
      "percentage": "10"
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      "area": "948.64",
      "squareMeterArea": "88.13",
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      "percentage": "20"
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  },
  "printlnReport": true,
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  "areaType": "Carpet",
  "floor": "",
  "source": "Dwello.com",
  "expectedPrice": "8000000",
  "expectedRate": "11131.83",
  "builtUpExpectedRate": "10119.79",
  "image": "cases/6694feee649e5b0af9dc33e5/
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  "squareMeter": "66.77",
  "id": "805882"
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "61.93",
    "expectedRate": "9000.90",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "799.92",
    "squareMeterArea": "74.32",
    "expectedRate": "7500.75",
    "percentage": "20"
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  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
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"expectedPrice": "6000000",
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"squareMeter": "56.30",
"id": "990104"
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    "squareMeterArea": "62.33",
    "expectedRate": "11924.10",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "68.56",
    "expectedRate": "10840.11",
    "percentage": "10"
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  "saleableArea": {
    "area": "885.60",
    "squareMeterArea": "82.28",
    "expectedRate": "9033.42",
    "percentage": "20"
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  "builtUpPercentage": "10",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "square_yards",
  "expectedPrice": "8000000",
  "expectedRate": "11924.10",
  "builtUpExpectedRate": "8000000",
  "image": "cases/6694feee649e5b0af9dc33e5/
indicator_1721201971673_Image.png",
  "squareMeter": "68.56",
  "id": "779702"
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"carpetArea": {
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  "squareMeterArea": "68.87",
  "expectedRate": "8614.48",
  "percentage": ""
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"builtUpArea": {
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  "squareMeterArea": "75.76",
  "expectedRate": "7831.35",
  "percentage": "10"
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  "squareMeterArea": "90.91",
  "expectedRate": "6526.12",
  "percentage": "20"
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"floor": "",
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"expectedRate": "8614.48",
"builtUpExpectedRate": "7831.35",
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indicator_1721202031227_Image.png",
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"id": "469750"
},
{
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    "area": "448.53",
    "squareMeterArea": "41.67",
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  "builtUpArea": {
    "area": "493.38",
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    "expectedRate": "7031.09",
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    "expectedRate": "5859.20",
    "percentage": "20"
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  "area": "448.53",
  "builtUpPercentage": "10",
  "saleablePercentage": "20",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "3469000",
  "expectedRate": "7734.15",
  "builtUpExpectedRate": "7031.09",
  "image": "cases/6694feee649e5b0af9dc33e5/
indicator_1721202098153_Image.png",
  "squareMeter": "41.67",
  "id": "401004"
}
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    "status": false,
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    "path": "cases/6694feee649e5b0af9dc33e5/externalImg_r_1721196348684_externalImg_r_1721190385062_TimePhoto_20240716_145438.jpg",
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    "status": false,
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    "name": "externalImg_r_1721196348694_externalImg_r_1721190385077_TimePhoto_20240716_145452.jpg",
    "path": "cases/6694feee649e5b0af9dc33e5/externalImg_r_1721196348694_external"
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