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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Sushant",
    "type": "CREDITOFFICER",
    "_id": "6588fc67b7b4df714da9091b",
    "lastName": "More",
    "mobileNo": "",
    "workMobileNo": "9768177407",
    "email": "sushantmore.racpcSION@gmail.com"
  },
  "fees": {
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    "expectedFees": null,
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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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India.",
  "ledgerName": "",
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  "label": "Land & Building / Immovable Property"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
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  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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  "workWithDocumentMaker": "",
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"email": "pradnya@vastukala.org",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "label": "Chartered Engineer"
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  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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  "value": "BANK"
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      "dateTime": "2024-08-02",
      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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  "label": false
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  "value": "",
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  "label": true
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  "value": "Mulund (West)",
  "label": false
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"flatSpecifications": {
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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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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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    "label": "Proposed Cement Plastering"
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"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
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"townplanApprovedByList": {
  "value": "MCGM",
  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
},
"asPerActualAgreement": {
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  "west": "Bhagwati Marg",
  "south": "Oberoi Eternia - Tower D",
  "east": "LBS Road "
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"asPerDocumentAgreement": {
  "north": "By land forming portions of Survey No. 156, 91 & 149 beyond that by the boundary of the village of Mulund ",
  "west": "By Tansa Pipelines & beyond that another portion of the Survey No. 91 & 156 acquired by the Govt. of Mulund Refugee Colony",
  "south": "Partly by the portion of Survey No. 149 Conveyed to Ralliwolf Pvt. Ltd. & Partly by another portion of the Survey No. 91",
  "east": "Partly by Mumbai - Agra Road leading from Mumbai to Thane & Partly by Portion of the Survey Nos. 149 & 91 conveyed to Ralliwolf Pvt. Ltd."
},
"unitBoundaries": {
  "asPerActual": {
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    "south": "Lift",
    "west": "Flat No. 2303"
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  "asPerDocument": {
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    "east": "Marginal Space ",
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    "west": "Flat No. 2303"
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  "title": "Boundaries of The Flat"
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Site information & Sale Plan, the composition of Flat will be 2 Bedrooms + Living Room + Study Room + Kitchen + 2 Toilets + Utility Area. (2.5 BHK + 2 Toilets)",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "remark": "",
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  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "28500.00",
  "depreciatedBuildingRate": "3000"
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"rate": "157090",
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"igrImage": "cases/66ab67d978e85a24399bfe1b/igr_1722664888327_Image.png",
"squareMeterGuideLineRate": "180654.00",
"squareFeetGuideLineRate": "16783.00"
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"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "0",
  "rate": "157090.00",
  "squareMeterGuideLineRate": "180654.00",
  "squareFeetGuideLineRate": "16783.00"
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"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is under construction "
  },
  "monthlyRent": "55,000/- (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 MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
},
"marketability": {
  "marketabilityList": {
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"siteMeasurement": {
  "roof": {
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  "partitions": {
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    "label": "Building Under Construction"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Along with One Car Parking Space ",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  },
  "qualityOfConstruction": {
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"label": "Building is under construction "
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  "value": "Good",
  "label": "Good"
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "3",
"noOfAmenityFloors": "",
"noOfFloors": "46",
"flatFloorNo": "23",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "848.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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    "routeLng": "72.939167",
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    "routeDistance": "4.7 Km. ",
    "routeStation": {
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    }
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    0
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  "type": "Point"
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    "id": "fnzwv",
    "name": "fnzwv",
    "image": "cases/66ab67d978e85a24399bfe1b/
routeMap_1722685010080_Image.png"
  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
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"outward": {
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    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
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"status": true
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  "isHideFloor": true,
  "status": true
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  "status": true
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    "status": true
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      "orientation": "portrait"
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  "builtUpRateRange": {
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    "max": "26530.00"
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  "saleableRateRange": {
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    "max": "0.00"
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    "estimatedValue": "0.00",
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    "isEditable": true
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    "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "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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"status": true,
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"paymentStatus": "PENDING",
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"ownerName": "Mr. Rishi Piyush Joshi & Mrs. Usha Piyush Joshi ",
"ownerPhoneNo": "7738820395",
"appAddress": "Flat no. T-2 2304, 23rd Floor, The Sanctuary, Mulund West ",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
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      "Promoter": "M/s. Runwal Construction Pvt. Ltd.",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Rishi Piyush Joshi & Mrs. Usha Piyush Joshi ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "17160 / 2024"
    },
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"document_1722509211486_1722509115169_Racpc_Sion_Rishi_Joshi.pdf"
  },
  {
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      "value": "60ae129faa6d152c1801b47d",
      "label": "RERA Certificate"
    }
  }
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"inputs": {
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  "number": {
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    "label": "No"
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"isHardCopy": false,
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"id": "993594",
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"createdAt": "Sat Aug 03 2024 16:42:37 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
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  "inputs": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P-6112 / 2020 / (C.T.S No. 544 & Other) / T / Ward / Nahur - T / FCC / 4 /
Amend"
  },
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  "displayStatus": false,
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  "path": "cases/66ab67d978e85a24399bfe1b/
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Aug 01 2024 16:17:53 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rishi Piyush Joshi & Mrs. Usha Piyush Joshi ",
    "phone": "7738820395",
    "ownershipShare": "",
    "email": "",
    "id": "426781"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
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    "docMeasurementType": {
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      "label": "Square Feet"
    }
  },
  {
    "id": "707606",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "771",
    "squareMeterArea": "71.63",
    "docFinalBuiltUp": "848.1",
    "docFinalBuiltUpSquareMeter": "78.79299999999999",
    "docBUILTUPPercentage": "10",
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"area": "666.00",
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"expectedRate": "28228.23",
"percentage": ""
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"builtUpArea": {
"area": "732.60",
"squareMeterArea": "68.06",
"expectedRate": "25662.03",
"percentage": "10"
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"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Runwal Sanctuary Tower, Mulund West",
"area": "666",
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"saleablePercentage": "0",
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"expectedPrice": "18800000",
"expectedRate": "28228.23",
"builtUpExpectedRate": "25662.03",
"image": "cases/66ab67d978e85a24399bfe1b/
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"squareMeter": "61.87",
"id": "616470"
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{
"carpetArea": {
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"squareMeterArea": "71.63",
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"percentage": ""
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"builtUpArea": {
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  "squareMeterArea": "78.79",
  "expectedRate": "25350.78",
  "percentage": "10"
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"areaType": "Carpet",
"floor": "47",
"source": "magic_bricks",
"expectedPrice": "21500000",
"expectedRate": "27885.86",
"builtUpExpectedRate": "25350.78",
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"squareMeter": "71.63",
"id": "581983"
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{
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    "squareMeterArea": "64.10",
    "expectedRate": "28260.87",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "70.51",
    "expectedRate": "25691.70",
    "percentage": "10"
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},
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "10",
"source": "magic_bricks",
"expectedPrice": "19500000",
"expectedRate": "28260.87",
"builtUpExpectedRate": "25691.70",
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"id": "310864"
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    "squareMeterArea": "71.63",
    "expectedRate": "22502.25",
    "percentage": ""
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    "squareMeterArea": "78.79",
    "expectedRate": "20456.59",
    "percentage": "10"
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  "saleableArea": {
    "area": "",
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"expectedPrice": "17349238",
"expectedRate": "22502.25",
"builtUpExpectedRate": "20456.59",
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"squareMeter": "71.63",
"id": "876901"
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"carpetArea": {
"area": "771.00",
"squareMeterArea": "71.63",
"expectedRate": "29182.88",
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"area": "848.10",
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"expectedRate": "26529.89",
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"saleableArea": {
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"percentage": ""
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"floor": "22",
"source": "magic_bricks",
"expectedPrice": "22500000",
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    "id": "774071"
  }
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"externalImages": [
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    "status": false,
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    "name": "externalImg_1722603477345_1722603380418_image_0.jpeg",
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externalImg_1722603477345_1722603380418_image_0.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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    "_id": "66acd7e4eeb9d855e4cea684",
    "name": "externalImg_1722603480367_1722603380418_image_1.jpeg",
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    "orientation": "portrait"
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externalImg_1722603481696_1722603380418_image_2.jpeg",
    "orientation": "portrait"
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    "path": "cases/66ab67d978e85a24399bfe1b/
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  },
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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Name	Length	Width	Total
Composition :			

Other
Composition :
