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{
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Abhijit",
    "type": "CREDITOFFICER",
    "_id": "66581caa2611441081269f7e",
    "lastName": "Adsul",
    "mobileNo": "",
    "workMobileNo": "9833817601",
    "email": "abhijeet.adsul@sbi.co.in"
  },
  "fees": {
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    "expectedFees": null,
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  "shortName": "VCIPL/Mumbai",
  "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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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
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  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "_id": "60b7177d2ffdf65bcd65882a",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "62691c48afd7d55eddecfda3",
  "role": "MAKER",
  "firstName": "Bhavika",
  "email": "bhavikachavan0102@gmail.com",
  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
  "shortName": "BH",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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"email": "pradnya@vastukala.org",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "label": "Chartered Engineer"
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  "fatherName": "Baburao"
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72.8523622435118,
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      "dateTime": "2024-08-07",
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  "state": {
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    "label": true
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  "label": true
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  "value": "",
  "label": false
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  "label": true
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  "label": true
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  "key": "policeStation",
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  "key": "suburb",
  "value": "Andheri (East)",
  "label": false
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"flatSpecifications": {
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    "label": "Proposed R.C.C. Slab"
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  "flooring": {
    "value": "Proposed_Vitrified_tiles_flooring",
    "label": "Proposed Vitrified tiles 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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"populationGroupList": {
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"townplanApprovedByList": {
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  "label": "Slum Rehabilitation Authority"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Smt Lilavati Dalchand Kamdar Health Center",
  "south": "Flower Bloom Nursery School ",
  "east": "R.K. Singh Marg"
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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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"unitBoundaries": {
  "asPerActual": {
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    "east": "Marginal Space",
    "south": "Flat No. 604",
    "west": "Lift & Staircase"
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  "asPerDocument": {
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    "east": "Marginal Space ",
    "south": "Flat No. 604",
    "west": "Lift & Staircase "
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"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will
be 2 Bedrooms + Living Room + Kitchen + 2 Toilets. (2 BHK + 2 Toilets )",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SRA / ENG / CHE /
844 / KE / PL / AP dated 30.09.2020 issued by SRA. ",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "28000.00",
  "depreciatedBuildingRate": "3000"
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"igrRate": {
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  "rate": "144460",
  "landRate": "68370",
  "igrImage": "cases/66b225fbc884d11233430c4a/igr_1723112780928_Image.png",
  "squareMeterGuideLineRate": "151683.00",
  "squareFeetGuideLineRate": "14092.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "14092.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building is under construction "
  },
  "monthlyRent": "45,000/- (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 SRA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
},
"marketability": {
  "marketabilityList": {
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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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    "label": "R. C. C. Slab"
  },
}
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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 One Car Parking Space ",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"materialUsedList": {
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  "label": "Building Under Construction"
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},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"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"
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"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": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"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": "4",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "6",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
"area": "742.50",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/66b225fbc884d11233430c4a/
routeMap_1723187605801_Image.png",
"routeLat": "19.125583",
"routeLng": "72.851611",
"stationName": "Mogra ",
"routeDistance": "700 Mtrs. ",
"routeStation": {
"value": "Metro_Station",
"label": "Metro Station"
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"showLocation": {
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    "id": "bcqj8b",
    "name": "bcqj8b",
    "image": "cases/66b225fbc884d11233430c4a/
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  }
]
},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "interiorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"distressValuePercentage": "80",
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},
"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
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    "floorsCompleted": "6",
    "percentage": "9.600000000000001",
    "isHideFloor": false,
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    "isHideFloor": false,
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "status": false
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"externalPainting": {
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"label": "External Painting",
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  "orientation": "portrait"
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "0.00"
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    "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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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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  "estimatedValue": "0.00",
  "status": true,
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  "status": true,
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "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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"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Arohi Pritam Kothari Nee Arohi Navin Bora & Mr. Pritam Dilip
Kothari ",
"ownerPhoneNo": "8888339568",
"appAddress": "Flat no. 605, 6th Floor, Elegant Residency, Andheri East ",
"remark": "",
"documents": [
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        "label": "Promoter"
      },
      "Promoter": "M/s. Elegant Builders & Developers ",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mrs. Arohi Pritam Kothari Nee Arohi Navin Bora & Mr. Pritam Dilip
Kothari ",
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        "label": "No"
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      "No": "12386 / 2024"
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  },
  "inputs": {
    "documentDate": "30/09/2020",
    "nameOfApprovingAuthority": {
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      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / ENG / CHE / 844 / KE / PL / AP"
  },
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  "displayStatus": false,
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  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
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  "inputs": {
    "documentDate": "30/09/2020",
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      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
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    },
    "No": "SRA / ENG / CHE / 844 / KE / PL / AP"
  },
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"createdAt": "Fri Aug 09 2024 12:15:17 GMT+0530 (India Standard Time)"
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{
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    "label": "RERA Certificate"
  },
  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800049271"
},
"document_1723185979981_P51800049271.pdf",
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"createdAt": "Fri Aug 09 2024 12:16:20 GMT+0530 (India Standard Time)"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Aug 06 2024 19:02:43 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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{
  "name": "Mrs. Arohi Pritam Kothari Nee Arohi Navin Bora & Mr. Pritam Dilip Kothari",
  "phone": "8888339568",
  "ownershipShare": "",
  "email": "",
  "id": "285233"
},
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
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    "id": "141727",
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    "totalAreaDocument": "675",
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    "docFinalBuiltUp": "742.5",
    "docFinalBuiltUpSquareMeter": "68.981",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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      "expectedRate": "28888.89",
      "percentage": ""
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"area": "742.50",
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"expectedRate": "26262.63",
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    "expectedRate": "25858.59",
    "percentage": "10"
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  "areaType": "Carpet",
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  "id": "118899"
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    "squareMeterArea": "60.85",
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  "builtUpArea": {
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    "squareMeterArea": "66.94",
    "expectedRate": "25113.25",
    "percentage": "10"
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  "saleableArea": {
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    "percentage": ""
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  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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"areaType": "Carpet",
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"source": "Index_no.2",
"expectedPrice": "18094100",
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"id": "703492"
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    "squareMeterArea": "62.52",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "68.78",
    "expectedRate": "26340.67",
    "percentage": "10"
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  "areaType": "Carpet",
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  "expectedRate": "28974.74",
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    "orientation": "portrait"
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  {
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    "status": false,
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externalImg_1723100644901_1723100570737_image_2.jpeg",
    "orientation": "portrait"
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    "status": false,
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Other			
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