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{
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "firstName": "Gretha",
    "type": "CREDITOFFICER",
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    "email": "bo1186@pnb.co.in",
    "lastName": "Picardo",
    "mobileNo": "",
    "workMobileNo": "9819177955"
  },
  "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"
},
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  "remark": "Temp",
  "status": true
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  "name": "Malad East Branch",
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  "mobileNo": "2228834072",
  "alternateMobileNo": "",
  "address": "A, 15-C, Poddar Rd, Malad East, Mumbai-400097, Maharashtra ",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "_id": "60af6ae22ffdf65bcd65861d",
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  "lastName": "Misal",
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},
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  "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": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "mobileNo": "8369040652",
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    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
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    "designation": "CMD",
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      "dateTime": "2024-08-07",
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  "value": "",
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  "value": "",
  "label": true
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  "key": "projectName",
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  "label": false
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  "label": false
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  "key": "suburb",
  "value": "Kandivali (West), Mumbai",
  "label": false
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    "label": "R. C. C. Slab"
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  "label": "Vitrified Tile Flooring"
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  "label": "Teak Wood Door frame with Solid flush door"
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"windows": {
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  "label": "Powder coated Aluminum sliding windows"
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering"
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    "label": "Joint Ownership"
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  },
  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"west": "Open Plot & Vedant Enclave ",
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
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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": "",
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P-9032/2021/(365)/R/S Ward/POISAR R/S/OCC/1/New dated 20.03.2024 issued by
Municipal Corporation of Greater Mumbai",
"approvePlanVerified": "N.A.",
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"unauthorizedConstruction": "N.A.",
"extraDetailOfBuilding": "",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "146550",
  "landRate": "70200",
  "igrImage": "cases/66b3422f4388d81213f36039/igr_1723103958835_Image.png",
  "squareMeterGuideLineRate": "153878.00",
  "squareFeetGuideLineRate": "14296.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "153878.00",
  "squareFeetGuideLineRate": "14296.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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"taxAmount": "Details not available",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt + Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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"year": "2024",
"fullDate": "1/1/2024"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
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  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
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  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "9",
"flatFloorNo": "7",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "641.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1723107056828_Image.png",
    "routeLat": "19.206800",
    "routeLng": "72.851300",
    "stationName": "Kandivali",
    "routeDistance": "500 Mt.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
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    "finallatLng": false
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      "name": "piewvv",
      "image": "cases/66b3422f4388d81213f36039/
routeMap_1723107021919_Image.png"
    }
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"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "15741000.00",
"finalValue": "15741000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": {
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "671311",
  "path": "cases/66b3422f4388d81213f36039/
document_1723023739734_1723023736804_701_Happy_Home__ScanningFile2.pdf",
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  "documentDate": "02/08/2024",
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  "Developers": "M/s. Shelby Realty LLP",
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"purchaser": "Mrs. Harsha Jagdish Samani & Miss. Priyanka Jagdish Samani",
"number": {
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  "label": "Document No"
},
"Document_No": "10423/2024"
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"bookValue": "14205000"
},
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"underConstruction": {
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    "isHideFloor": false,
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    "status": false
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"externalBrickWork": {
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "label": "Window",
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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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      "orientation": "portrait"
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      "orientation": "portrait"
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  ],
  "selfieWithSiteVisitImages": [
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
  }
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"societyNameBoardImage": [],
"compositionImages": [
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    "name": "Living Room",
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    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/66b3422f4388d81213f36039/
externallmg_1723106889713_WhatsApp_Image_20240808_at_13030_PM.jpeg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/66b3422f4388d81213f36039/
externallmg_1723106902069_WhatsApp_Image_20240808_at_13032_PM_1.jpeg",
    "orientation": "portrait"
  }
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    "max": "29983.00"
  },
  "builtUpRateRange": {
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    "max": "27258.00"
  },
  "saleableRateRange": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
}
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  "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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"isAdvanceInvoice": false,
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"invoiceIds": [],
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"ownerPhoneNo": "9819177955",
"appAddress": "Flat no 701 7 th floor Supreme Happy Bldg Amar Happy Home CHSL
Kamala Nehru Cross road no 2 Off S.V Road Near Fire Brigade Kandivali West
Mumbai 400067",
"remark": "urgent aha Valuation report ",
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      "label": "Agreement for sale"
    },
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      "from": {
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        "label": "Developers"
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      "Developers": "M/s. Shelby Realty LLP",
      "to": {
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      "purchaser": "Mrs. Harsha Jagdish Samani & Miss. Priyanka Jagdish Samani",
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"number": {
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"fileName":
"document_1723023739734_1723023736804_701_Happy_Home__ScanningFile2.pdf"
},
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "P51800034043"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1723107946523_P51800034043.pdf",
  "path": "cases/66b3422f4388d81213f36039/
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu Aug 08 2024 14:35:46 GMT+0530 (India Standard Time)"
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{
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    "label": "Commencement Certificate"
  },
  "inputs": {
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  "label": "Municipal Corporation of Greater Mumbai"
},
"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "P-9032/2021/(365)/R/S Ward/POISAR R/S/CC/1/New"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/66b3422f4388d81213f36039/document_1723107992020_cc.pdf",
"id": "198310",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Thu Aug 08 2024 14:36:32 GMT+0530 (India Standard Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "P-9032/2021/(365)/R/S Ward/POISAR R/S/OCC/1/New"
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"id": "968353",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Thu Aug 08 2024 14:36:59 GMT+0530 (India Standard Time)"
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Aug 07 2024 15:15:19 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Harsha Jagdish Samani & Miss. Priyanka Jagdish Samani",
    "phone": "9819177955",
    "ownershipShare": "",
    "email": "",
    "id": "218675"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "514351",
    "name": "Living Room",
    "length": "11.75",
    "length1": "11",
    "length2": "9",
    "width": "14.67",
    "width1": "14",
    "width2": "8",
    "totalArea": "172.33",
    "images": [],
    "extraAreas": [],
    "finalArea": "172.33"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "1",
    "name": "Bedroom",
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"length": "9.83",
"length1": "9",
"length2": "10",
"width": "10.42",
"width1": "10",
"width2": "5",
"totalArea": "102.43",
"images": [],
"extraAreas": [],
"finalArea": "102.43"
},
{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.50",
  "length1": "3",
  "length2": "6",
  "width": "4.50",
  "width1": "4",
  "width2": "6",
  "totalArea": "15.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.75"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "8.42",
  "length1": "8",
  "length2": "5",
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  "width1": "10",
  "width2": "7",
  "totalArea": "89.08",
  "images": [],
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  "finalArea": "89.08"
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},
{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "8.67",
  "length1": "8",
  "length2": "8",
  "width": "3.83",
  "width1": "3",
  "width2": "10",
  "totalArea": "33.22",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.22"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
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  "width1": "11",
  "width2": "9",
  "totalArea": "113.58",
  "images": [],
  "extraAreas": [],
  "finalArea": "113.58"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
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"length2": "8",
"width": "7.25",
"width1": "7",
"width2": "3",
"totalArea": "26.58",
"images": [],
"extraAreas": [],
"finalArea": "26.58"
}
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"otherComposition": [],
"externalReport": [],
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{
  "typeOfDocument": {
    "label": " Agreement",
    "value": "652d16a0316e1359cebd3c15"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "54.16",
  "totalAreaDocument": "583.00",
  "docBultupPercentage": "10",
  "docFinalBultUp": "641.30",
  "docFinalBultUpSquareMeter": "59.58",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "304279"
}
],
"images": [],
"indicatorArr": [
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  "carpetArea": {
    "area": "441.00",
    "squareMeterArea": "40.97",
    "expectedRate": "26141.27",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "485.10",
    "squareMeterArea": "45.07",
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    "expectedRate": "23764.79",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "Shelby Supreme Happy Home, Kandivali West, Mumbai",
  "area": "441",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "11528300.00",
  "expectedRate": "26141.27",
  "builtUpExpectedRate": "23764.79",
  "image": "cases/66b3422f4388d81213f36039/
indicator_1723103674948_Image.png",
  "squareMeter": "40.97",
  "id": "554619"
},
{
  "carpetArea": {
    "area": "587.00",
    "squareMeterArea": "54.53",
    "expectedRate": "29982.96",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "645.70",
    "squareMeterArea": "59.99",
    "expectedRate": "27257.24",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
}
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"saleablePercentage": "0",
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Happy Home Co-op. Hsg. Soc. Ltd., Kamala Nehru Cross Road No. 2, Off. S. V. Road,
Near Fire Brigade , Village - Poisar, Municipality Ward No. R/S Ward, Kandivali (West),
Mumbai, Taluka - Borivali, District - Mumbai Suburban District, PIN Code - 400 067,
State - Maharashtra, India",
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"landOtherRate": "24000",
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"otherCarpetTotal": "0.00",
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"finalCarpetArea": "552.97",
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Name	Length	Width	Total
Composition :			
Living Room	11'9"	14'8"	172.33
Bedroom	9'10"	10'5"	102.43
Passage	3'6"	4'6"	15.75
Kitchen	8'5"	10'7"	89.08
Toilet	8'8"	3'10"	33.22
Bedroom	9'8"	11'9"	113.58

Toilet	3'8"	7'3"	26.58
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Other
Composition :
