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{
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Rajesh",
    "type": "CREDITOFFICER",
    "_id": "653de381d6fbd83553d3f51a",
    "lastName": "KUMAR",
    "mobileNo": "",
    "workMobileNo": "7892953881",
    "email": "1coorddesk.rasmecbhy@sbi.co.in"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "initial": "SBI",
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  "email": "Coorddesk.rasmecbhy@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "RASMECCC Bhayandar Branch Unit No. 101, 102, 103B, 1st Floor, IT
Landmark Building, 150ft. Road, Near Hotel Shree Nidhi, Opp. Maxus Mall, Bhayander
(West), Thane – 401 101, State – Maharashtra, Country – India.",
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  "fax": "",
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  "label": "Land & Building / Immovable Property"
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"staff": {
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  "email": "amitsalvi2909@gmail.com",
  "lastName": "Salvi",
  "mobileNo": "7499830659",
  "shortName": "Amit",
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  "firstName": "Anwar",
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  "lastName": "Shaikh",
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  "designation": "",
  "shortName": "AS",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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"fatherName": "Baburao"
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  "value": "BANK"
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    19.45984834658122
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    "label": true
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    "label": true
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  "label": true
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  "key": "wing",
  "value": "A",
  "label": true
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  "key": "projectName",
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  "value": "",
  "label": false
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    "label": "Proposed Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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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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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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"label": "Vasai Virar City Municipal Corporation"
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  "west": "Sushila Bungalow",
  "south": "Virar Vrindavan & Madhuvan CHSL",
  "east": "Internal Road"
},
"asPerDocumentAgreement": {
  "north": "20M Road",
  "west": "Bungalow of Sunil Jagannath Chorghe",
  "south": "Virar Vrindavan & Madhuvan CHSL",
  "east": "20 M Road"
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"unitBoundaries": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
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  "taxies": {
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  "privateCars": {
    "title": "Private Cars"
  }
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  },
  "extraDetailOfProperty": "As per Approved Building Plan, the composition of residential flat is Living Room + Kitchen + 3 Bedrooms + 2 Toilets + Passage (i.e. 3 BHK with 2 Toilets)\n\n",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. VVCMC/CC/ BP/ VP-6675/328/2022-23 dated 21.10.2022 issued by Vasai-Virar City municipal Corporation.",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"compositeRate": {
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "landRate": "15900",
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  "squareMeterGuideLineRate": "57530.00",
  "squareFeetGuideLineRate": "5345.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "52300.00",
  "squareMeterGuideLineRate": "57530.00",
  "squareFeetGuideLineRate": "5345.00"
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"outgoingDetail": {
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"label": "Medium"
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"propertyOccupiedByList": {
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  "label": "Building Under Construction"
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"assessmentNo": "Building Under Construction",
"taxPaidHolderName": "Building Under Construction",
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"electricityServiceConnectionNo": "Building Under Construction",
"meterCardHolderName": "Building Under Construction",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per VVCMC norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
  }
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"carParking": "Proposed One Tower Parking Space",
"constructionWorkStatus": {
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  "label": "Under Construction"
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  "value": "Proposed_Plain_Looking",
  "label": "Proposed Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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"structuralSafety": {
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  "label": "Information Not Available"
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"protAgainstNatDis": {
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  "label": "Information not available"
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},
"sewerageSystem": {
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  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenancelssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
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"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "19",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "682.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1723193368077_Image.png",
    "routeLat": "19.459335",
    "routeLng": "72.808127",
    "stationName": "Virar",
    "routeDistance": "700m",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
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    "type": "Point"
  },
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    "finallatLng": false
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      "name": "y7yfur",
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"valuation": {
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  "showcasesRate": "0",
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"outward": {
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    "status": true
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    "label": "External Plastering",
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  "label": "Window",
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  "isHideFloor": false,
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "floorsCompleted": "",
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  "status": true
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"guidelineDetails": {
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    "path": "cases/66b48ed14388d81213f42736/
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    "orientation": "portrait"
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    "max": "13482.00"
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  "builtUpRateRange": {
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    "max": "11235.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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"extraCollapsibleGates": {
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  "status": true,
  "isEditable": true
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  "quantity": "",
  "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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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
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"ownerName": "Mrs. Prasanna Madhukar Pawar",
"ownerPhoneNo": "9545122204",
"appAddress": "FLAT NO A/1903 SHREE RAM HEIGHTS WING 1 C SHREE RAM
NAGAR COMPLEX VIRAR PALGHAR 401303",
"remark": "Ashish Bhabad 7709815152",
"documents": [
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    "label": "Agreement for sale"
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    "from": {
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      "label": "Promoter"
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    "Promoter": "M/s. Sudham Lifespaces LLP",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mrs. Prasanna Madhukar Pawar & Mr. Punjab Madhukarrao Pawar",
    "number": {
      "value": "Registration_No",
      "label": "Registration No"
    },
    "Registration_No": "18278/2023"
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    "label": "Commencement Certificate"
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      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " VVCMC/TP/CC/VP-6675/328/2022-23"
  },
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ncement_Certificates___NA_Order_for_plotted_development.pdf",
  "fileName": "document_1723195235823_1_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
},
{
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    "label": "RERA Certificate"
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "No"
    },
    "No": " P99000048744"
  },
  "isHardCopy": false,
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  "id": "306766",
  "path": "cases/66b48ed14388d81213f42736/
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    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " VVCMC/CC/ BP/VP-6675/328/2022-23"
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  "fileName": "document_1723196751957_4_Building_Plan_Approval__NA_Order_for_plotted_development.pdf"
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"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Aug 08 2024 14:54:33 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Prasanna Madhukar Pawar",
    "phone": "9545122204",
    "ownershipShare": "",
    "email": "",
    "id": "700198"
  },
  {
    "name": "Mr. Punjab Madhukarrao Pawar",
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"phone": "",
"email": "",
"ownershipShare": "",
"id": "904781"
}
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"composition": [],
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  "typeOfDocument": {
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  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "660988",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "620",
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  "docFinalBuiltUp": "682",
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  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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"percentage": "10"
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"expectedPrice": "9686000",
"expectedRate": "10163.69",
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{
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    "squareMeterArea": "54.44",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "65.33",
    "expectedRate": "11234.36",
    "percentage": "20"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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"_id": "66b5be9cda840b1214c42f15",
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"area": "586",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Middle",
"source": "Commonfloor.com",
"expectedPrice": "7900000",
"expectedRate": "13481.23",
"builtUpExpectedRate": "11234.36",
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  "builtUpArea": {
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    "squareMeterArea": "50.89",
    "expectedRate": "10085.79",
    "percentage": "10"
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  "saleableArea": {
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  "saleablePercentage": "0",
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  "source": "Index_no.2",
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    "percentage": "10"
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}
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Other Composition :			