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{
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Rohan ",
    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@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"
},
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  "mobileNo": "02225046265",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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"assetsClass": {
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "63fc4680ce84bf289ba9c7fc",
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  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "role": "MAKER",
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"email": "pradnya@vastukala.org",
"lastName": "Rasam",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "PANNo": "AERPC9086P",
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      "dateTime": "2024-08-28",
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  "label": true
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  "label": false
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"flatSpecifications": {
  "roof": {
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  "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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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "label": "Mumbai Metropolitan Region Development Authority"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "north": "Tower No. 8",
  "west": "Garden",
  "south": "Tower No. 10",
  "east": "Runwal My City Road"
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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": "Building is under Construction ",
    "south": "Building is under Construction ",
    "west": "Building is under Construction "
  },
  "asPerDocument": {
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    "east": "Marginal Space ",
    "south": "Lift Staircase ",
    "west": "Flat No. 1903"
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As\ nper Approved Building Plan, the composition of residential flat is Living / Dining + Kitchen + 1 Bedrooms + 2 Toilets + Passage + Utility Area. (i.e. 1 BHK with 2 Toilets). ",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / Vol - 15 / 1204 / 2021 Dated 12.11.2021 issued by Mumbai Metropolitan Region Development Authority.",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "Building is under Construction ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "57200",
  "landRate": "7900",
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  "squareMeterGuideLineRate": "62920.00",
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"squareFeetGuideLineRate": "5845.00"
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"igrFinalRate": {
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  "squareMeterGuideLineRate": "62920.00",
  "squareFeetGuideLineRate": "5845.00"
},
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  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is under construction "
  },
  "monthlyRent": "Rs. 14,000/- (Expected rental income per month after completion of 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 MMRDA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"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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  }
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"partitions": {
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  "label": "Proposed Municipal Water Supply"
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"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"carParking": "Proposed Open / Covered Car Parking Space",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2027",
  "fullDate": "1/1/2027"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "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": {
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  "label": "Building is under construction "
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"materialUsedList": {
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"label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"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": {
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  "label": "Building is under construction "
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"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenancelssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"groundStilt": {
  "value": "Lower_Ground+_Upper_Ground_Floor",
  "label": "Lower Ground + Upper Ground Floor"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "25",
"flatFloorNo": "19",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "510.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1724846864999_Image.png",
    "routeLat": "19.180584",
    "routeLng": "73.075942",
    "stationName": "Datiwali",
    "routeDistance": "2.4 Km. ",
    "routeStation": {
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      "label": "Railway Station"
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    "image": "cases/66cdcc65da840b1214cea769/
routeMap_1724846761528_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
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    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "percentage": "40",
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    "status": true
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    "isHideFloor": false,
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"status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"floorsCompleted": "",
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  "status": true
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  "status": true
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  "status": true
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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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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    "max": "12872.00"
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  "builtUpRateRange": {
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    "max": "11702.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "title": "Potential value, if any",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"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
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Lead",
"value": "LEAD"
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isExternalReport": false,
isSiteMeasurementAllowed": true,
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"invoiceIds": [],
"paymentIds": [],
"_id": "66cdcc65da840b1214cea769",
"ownerName": "Mr. Saurav V. Pillai & Mrs. Ambika V. Pillai ",
"ownerPhoneNo": "9196536799",
"appAddress": "Flat no. 1904, 19th Floor, Tower - 09, My City Phase 2, Usarghar
Kalyan Dombivali ",
"remark": "Urgent ",
"documents": [
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    },
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Horizon Projects Ltd.",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Saurav V. Pillai & Mrs. Ambika V. Pillai ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "13698 / 2024"
    },
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap - 01 / Vol -
15 / 1204 / 2021"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1724845100665_1724842035175_Aproved_plan.pdf",
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  "id": "774510",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Aug 28 2024 17:08:20 GMT+0530 (India Standard Time)"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar & Sandap -
01 / Vol - 15 / 1204 / 2021"
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    "id": "671553",
    "uploadedBy": "62fe044a48a26047e6552796",
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  },
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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": "No",
        "label": "No"
      },
      "No": "P51700032157"
    },
    "isHardCopy": false,
    "displayStatus": false,
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    "id": "557752",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Wed Aug 28 2024 17:10:05 GMT+0530 (India Standard Time)"
  }
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"caseNumber": "010867",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "367276",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Aug 27 2024 18:23:57 GMT+0530 (India Standard Time)"
  }
]
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],
"owners": [
  {
    "name": "Mr. Saurav V. Pillai & Mrs. Ambika V. Pillai ",
    "phone": "9196536799",
    "ownershipShare": "",
    "email": "",
    "id": "582149"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "130498",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "464",
    "squareMeterArea": "43.11",
    "docFinalBuiltUp": "510.4",
    "docFinalBuiltUpSquareMeter": "47.421",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
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      "squareMeterArea": "46.92",
      "expectedRate": "12871.29",
      "percentage": ""
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  },
]
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"builtUpArea": {
  "area": "555.50",
  "squareMeterArea": "51.61",
  "expectedRate": "11701.17",
  "percentage": "10"
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"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"area": "505",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "6500000",
"expectedRate": "12871.29",
"builtUpExpectedRate": "11701.17",
"image": "cases/66cdcc65da840b1214cea769/
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"squareMeter": "46.92",
"id": "589503"
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  "carpetArea": {
    "area": "486",
    "squareMeterArea": "45.15",
    "expectedRate": "11728.40",
    "percentage": ""
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  "builtUpArea": {
    "area": "535.00",
    "squareMeterArea": "49.70",
    "expectedRate": "10654.21",
    "percentage": ""
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  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
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    "expectedRate": "0.00",
    "percentage": ""
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  "area": "535",
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  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "",
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  "expectedPrice": "5700000",
  "expectedRate": "11728.40",
  "builtUpExpectedRate": "5700000",
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  "squareMeter": "49.70",
  "id": "975976"
},
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  "carpetArea": {
    "area": "698.00",
    "squareMeterArea": "64.85",
    "expectedRate": "10689.44",
    "percentage": ""
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  "builtUpArea": {
    "area": "767.80",
    "squareMeterArea": "71.33",
    "expectedRate": "9717.67",
    "percentage": "10"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Residential Flat",
  "area": "698",
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"floor": "",
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"expectedPrice": "7461230",
"expectedRate": "10689.44",
"builtUpExpectedRate": "9717.67",
"image": "cases/66cdcc65da840b1214cea769/
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"squareMeter": "64.85",
"id": "901881"
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{
"carpetArea": {
"area": "415.00",
"squareMeterArea": "38.55",
"expectedRate": "10740.31",
"percentage": ""
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"builtUpArea": {
"area": "456.50",
"squareMeterArea": "42.41",
"expectedRate": "9763.91",
"percentage": "10"
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"area": "",
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"percentage": ""
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"property": "Residential Flat",
"area": "415",
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"floor": "",
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"expectedPrice": "4457227",
"expectedRate": "10740.31",
"builtUpExpectedRate": "9763.91",
"image": "cases/66cdcc65da840b1214cea769/
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    "squareMeter": "38.55",
    "id": "632624"
  }
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"externalImages": [
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    "status": false,
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    "path": "cases/66cdcc65da840b1214cea769/
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66cecf83c884d112335338ef",
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externalImg_r_1724829553032_1724829520190_image_3.jpg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "orientation": "landscape"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/66cdcc65da840b1214cea769/
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externallmg_r_1724829561948_1724829520190_image_6.jpg",
    "path": "cases/66cdcc65da840b1214cea769/
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    "orientation": "portrait"
  },
  {
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