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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "firstName": "Kishor",
    "type": "CREDITOFFICER",
    "_id": "6675164559d44b137cf68b86",
    "email": "sbi.16287@sbi.co.in",
    "lastName": "Rathod",
    "mobileNo": "",
    "workMobileNo": "7600039771"
  },
  "fees": {
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    "expectedFees": 6000,
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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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  "type": "BANK",
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  "initial": "SBI",
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  "status": true
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  "branchCode": "16287",
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  "email": "sbi.64135@sbi.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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(Guj.) India. "
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  "label": "Land & Building / Immovable Property"
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"email": "amitsalvi2909@gmail.com",
"lastName": "Salvi",
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"role": "SITEENGINEER",
"firstName": "Krishna",
"email": "krishnagawade9@gmail.com",
"lastName": "Gawde",
"mobileNo": "9821646373",
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"shortName": "Krishna",
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"rateVerifier": {
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"role": "FRONTDESK",
"firstName": "Rashmi",
"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordination",
"shortName": "RJ",
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"designation": "",
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  "lastName": "Jadhav",
  "shortName": "RJ",
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  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "title": {
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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"visitedDate": [
  {
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    "dateTime": "2024-09-28",
    "remark": "MANUAL_IN_TASK"
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]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "underConstruction": false
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  "country": {
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
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  "value": "Mira Road (East)",
  "label": false
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  "label": true
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  "value": "",
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  "value": "",
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  "key": "oldSurveyNumber",
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  "label": false
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  "value": "",
  "label": false
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "label": "Mira Bhayander Municipal Corporation"
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  "north": "Road",
  "west": "Singapore International\nSchool",
  "south": "Open Land",
  "east": "Open Land"
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"asPerDocumentAgreement": {
  "north": "By Old Survey No. 92, Village Mahajanwadi",
  "west": "By Singapore International\nSchool",
  "south": "By DB (Orchid) Zone Project",
  "east": "By Balance portion of Old Survey No. 260(pt), Village Mahajanwadi"
},
"unitBoundaries": {
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    "east": "Building Under Construction",
    "south": "Building Under Construction",
    "west": "Building Under Construction"
  },
  "asPerDocument": {
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    "east": "Flat No. 2701",
    "south": "Marginal Space",
    "west": "Passage"
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"taxies": {
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"privateCars": {
  "title": "Private Cars"
}
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of residential flat is Living Room + 2 Bedrooms + Kitchen + 2 Toilets (i.e. 2 BHK with 2 Toilets).",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. MBMNP / NR /709/2023-2024 dated 18.05.2022 issued by Mira - Bhayandar Municipal Corportaion (Downloaded from RERA).",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "landRate": "22300",
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  "squareFeetGuideLineRate": "6571.00"
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  "squareFeetGuideLineRate": "6571.00"
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Building Under Construction",
  "taxPaidHolderName": "Building Under Construction",
  "taxAmount": "Building Under Construction",
  "electricityServiceConnectionNo": "Building Under Construction",
  "meterCardHolderName": "Building Under Construction",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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"value": "Proposed_6" _Thk._Brick_Masonry",
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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": "Proposed_Plain_Looking",
"label": "Proposed Plain Looking"
},
"dateOfConstruction": {
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"month": "1",
"year": "2028",
"fullDate": "1/1/2028"
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"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
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"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
"value": "Information_Not_Available",
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"buildingSpecification": {
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"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 Under Construction"
},
"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenancelssues": {
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  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"groundStilt": {
  "value": "stilt",
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"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": "1",
"noOfPodium": "3",
"noOfAmenityFloors": "",
"noOfFloors": "36",
"flatFloorNo": "27",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "720.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1727669272284_Image.png",
    "routeLat": "19.261167",
    "routeLng": "72.877611",
    "stationName": "Mira Road",
    "routeDistance": "4.5 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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    0
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  "type": "Point"
},
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  "latLng": false,
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    "id": "t71jf",
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routeMap_1727669073235_Image.png"
  }
]
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalinteriorDecorationsRate": "0",
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"rateVerify": {
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    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "Complete",
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    "isHideFloor": false,
    "status": true
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    "status": true
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  "internalBrickWork": {
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    "isHideFloor": false,
    "status": true
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}
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  "floorsCompleted": "",
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  "status": false
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}
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externallmg_1727520766237_WhatsApp_Image_20240928_at_161944.jpeg",
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    }
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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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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PARKWOD 1 OFF WESTERN EXPRESS HIGHWAY SINGAPORE INTERNATIONAL
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        "label": "Promoter"
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      "Promoter": "Man Vastucon LLP",
      "to": {
        "value": "Allottee",
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      },
      "Allottee": "Dilip K. Malani & Manisha Dilip Malani",
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        "label": "Registration No"
      },
      "Registration_No": "8977/2023"
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        "label": "Mira Bhayander Municipal Corporation"
      }
    }
  }
]
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700046758"
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"displayStatus": false,
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  "inputs": {
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"number": {
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  "label": "No"
},
"No": "MBMC/NR/509/2023-2024"
},
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    "datetime": "Fri Sep 27 2024 15:00:36 GMT+0530 (India Standard Time)"
  }
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"owners": [
  {
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    "phone": "8419901269",
    "ownershipShare": "",
    "email": "",
    "id": "994580"
  },
  {
    "name": "Manisha Dilip Malani",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "214698"
  }
]
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      "label": "Agreement for sale"
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    "totalAreaDocument": "655",
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    "docFinalSaleable": "0",
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      "percentage": ""
    },
    "builtUpArea": {
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      "squareMeterArea": "66.43",
      "expectedRate": "18461.54",
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  "expectedRate": "20307.69",
  "builtUpExpectedRate": "18461.54",
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    "squareMeterArea": "38.09",
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  "builtUpArea": {
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    "squareMeterArea": "41.90",
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    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "builtUpArea": {
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    "percentage": "10"
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    "percentage": ""
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  "expectedRate": "17183.77",
  "builtUpExpectedRate": "15621.61",
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  "id": "654737"
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    "orientation": "portrait"
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    "orientation": "portrait"
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},
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  "orientation": "portrait"
}
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  "filename": "1727519680873_Agreement.pdf",
  "path": "cases/66f67b3cfcad932b0b15aafb/
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  "size": "2416118",
  "createdAt": "Sat Sep 28 2024 16:04:41 GMT+0530 (India Standard Time)",
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"uploadedBy": "64cde526dc9f3034f3fefa49"
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Village - Mahajanwadi, Taluka - Thane, District - Thane, Mira Road (East), PIN - 401
107, State - Maharashtra, India",
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