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{
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "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"
},
"client": {
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  "name": "State Bank of India",
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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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  "label": "Land & Building / Immovable Property"
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "role": "SITEENGINEER",
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  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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"email": "pradnya@vastukala.org",
"lastName": "Rasam",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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  }
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  "fatherName": "Baburao"
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  "schedule": []
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    "label": true
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  "value": "Dombivali (East)",
  "label": false
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  "roof": {
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  "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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    "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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  "west": "Internal Road ",
  "south": "Tower No. 8",
  "east": "Tower No. 6"
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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": {
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    "east": "Building is under construction ",
    "south": "Building is under construction ",
    "west": "Building is under construction "
  },
  "asPerDocument": {
    "north": "Marginal Space ",
    "east": "Flat No. 1809",
    "south": "Passage ",
    "west": "Passage "
  }
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"isDisplay": false,
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},
"whichTheLocalityIsServed": {
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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 1 Bedrooms + Living Room + Kitchen + Passage + 2 Toilets. (i.e. 1BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Sandap - 01 / Vol - 19 & 21 / 899 / 2023 dated 23.06.2023 issued by MMRDA. ",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "Building is under construction ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "12000.00",
  "depreciatedBuildingRate": "2600"
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"igrRate": {
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"squareFeetGuideLineRate": "6530.00"
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"igrFinalRate": {
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  "squareMeterGuideLineRate": "70290.00",
  "squareFeetGuideLineRate": "6530.00"
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    "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": "15,000/- (Expected rental income per month after completion\n\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 MMRDA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"marketability": {
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    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed RCC SLab"
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"partitions": {
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  "label": "Proposed Municipal Water Supply"
},
"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"carParking": "Proposed Open / Stilt 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": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
},
"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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  "label": "Building is under construction "
},
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"label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"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"
},
"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
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  "label": "Building is under construction "
},
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
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  "label": "Building Under Construction"
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"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "5",
"noOfAmenityFloors": "",
"noOfFloors": "33",
"flatFloorNo": "18",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "10"
},
"finalPlinthArea": {
  "area": "491.70",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1728044963601_Image.png",
    "routeLat": "19.182023",
    "routeLng": "73.074718",
    "stationName": "Datiwali",
    "routeDistance": "2.2 Km. ",
    "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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  {
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    "name": "g8fzr",
    "image": "cases/66fe8015f667804969b5535d/
routeMap_1728044865565_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "status": false
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    "max": "11589.00"
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  "saleableRateRange": {
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  "RATE_VERIFY": false,
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  "CHECKER": false,
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "9867797954",
"appAddress": "Flat no. 1810, 18th Floor, CL-06 07, Runwal Garden City, Tower - 06,
Usarghar Kalyan Dombivali ",
"remark": "",
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      "label": "Agreement for sale"
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    "inputs": {
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        "label": "Promoter"
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      "Promoter": "M/s. Horizon Projects Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Nitesh Dasbabu Thakur ",
      "number": {
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        "label": "No"
      },
      "No": "15579 / 2024"
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      "label": "Mumbai Metropolitan Region Development Authority"
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    "remark": " (As downloaded from RERA site)",
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      "label": "No"
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  },
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& 21 / 899 / 2023"
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      "label": "Mumbai Metropolitan Region Development Authority"
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    "number": {
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      "label": "No"
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700052561"
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  "displayStatus": false,
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  "path": "cases/66fe8015f667804969b5535d/document_1728043971990_RERa.pdf",
  "id": "790051",
  "uploadedBy": "62fe044a48a26047e6552796",
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"caseHistory": [
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    "title": "Create Lead",
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"datetime": "Thu Oct 03 2024 16:59:25 GMT+0530 (India Standard Time)"
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"owners": [
{
"name": "Mr. Nitesh Dasbabu Thakur ",
"phone": "9867797954",
"ownershipShare": "",
"email": "",
"id": "308133"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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"label": "Square Feet"
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"totalAreaDocument": "447",
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"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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  "percentage": "10"
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  "expectedRate": "0.00",
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"builtUpExpectedRate": "10076.13",
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"id": "333991"
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    "squareMeterArea": "34.56",
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  "builtUpArea": {
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    "squareMeterArea": "38.02",
    "expectedRate": "11241.45",
    "percentage": "10"
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"expectedPrice": "4600000",
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"builtUpExpectedRate": "11241.45",
"image": "cases/66fe8015f667804969b5535d/
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"id": "819715"
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{
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    "squareMeterArea": "46.82",
    "expectedRate": "11904.76",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "51.51",
    "expectedRate": "10822.51",
    "percentage": "10"
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  "floor": "6",
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  "expectedPrice": "6000000",
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  "builtUpArea": {
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    "percentage": "10"
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    "expectedRate": "0.00",
    "percentage": ""
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  "areaType": "Carpet",
  "floor": "8",
  "source": "Index_no.2",
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  "expectedRate": "11448.72",
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City Cluster 06 Tower 6 to 9, Cluster - 06, Village - Usarghar, Dombivali (East), Taluka -
Kalyan, District - Thane, PIN - 421 204, State - Maharashtra, Country - India",
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"email": "",
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"finalCarpetConvertToBuiltUpPer": "10",
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"landOtherRate": "9400",
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Area in Sq. Ft. = 33.00",
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    "leaseTo": "",
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Other			
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