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    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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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"
  },
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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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  "name": "State Bank of India",
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  "remark": "Temp",
  "status": true
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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.",
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  "lastName": "Velonde",
  "mobileNo": "8691048846",
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  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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"email": "prajakta@vastukala.org",
"lastName": "Patil",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "fatherName": "Baburao"
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      "dateTime": "2024-11-25",
      "remark": "MANUAL_IN_TASK"
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  "label": true
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  "label": true
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  "label": false
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  "value": "",
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Gharivali & Survey No. 44/1, 44/2, 44/3, 44/4, 44/5 & Others of Village - Usarghar",
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  "label": true
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  "value": "",
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "finishing": {
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"label": "Kalyan Dombivali Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
"value": "No",
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"north": "Internal Road & CRM Office",
"west": "Building No. 34",
"south": "Building No. 36",
"east": "Internal Road"
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"north": "By property bearing S. Nos. 42A, 42B & Ors. at Village - Gharivali",
"west": "By Property bearing S. Nos. 43, 93 & Ors. at Village - Usarghar",
"south": "By Plot bearing S. No. 2, 3, 37 & Ors. at Village - Gharivali",
"east": "By 30.00 mt. wide Kalyan - Shil Road"
},
"unitBoundaries": {
"asPerActual": {
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"south": "Building is under construction",
"west": "Building is under construction"
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"asPerDocument": {
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    "east": "Flat No. 2809",
    "south": "Marginal Space",
    "west": "Marginal Space"
  },
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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 Plan, the composition of Residential Flat will be 2 Bedrooms + Living Room + Kitchen + 2 Toilets + Balcony Area + Utility Area.",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan Document No.SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Gharivali - Sagaon - 01 / Site - A / Vol - 31 / 720 / 2021 Dated 05.08.2021 issued by MMRDA",
"approvePlanVerified": "N.A., as the building is under construction",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationPercentage": ""
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  "landRate": "9600",
  "igrImage": "cases/674451bae077c54e53288265/igr_1732681387610_Image.png",
  "squareMeterGuideLineRate": "73485.00",
  "squareFeetGuideLineRate": "6827.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "63900.00",
  "squareMeterGuideLineRate": "73485.00",
  "squareFeetGuideLineRate": "6827.00"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "22,000/- (Expected rental income per month after completion\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 / KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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  "label": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
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  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonry"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Basement + Stilt Car Parking space",
  "constructionWorkStatus": {
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    "label": "Under Construction"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
  },
  "planningArea": {
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    "label": "Residential"
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    "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
},
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  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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  "label": "Proposed Connected to Municipal Sewerage System "
},
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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"label": "Building Under Construction"
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"label": "Stilt"
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"label": "As per site information"
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"noOfPodium": "",
"noOfAmenityFloors": "",
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"flatFloorNo": "28",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "9"
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeLng": "73.087170",
"stationName": "Dombivli",
"routeDistance": "4.9 Km.",
"routeStation": {
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  "finallatLng": false
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  }
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"valuation": {
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  "number": "2309222",
  "dayCount": "8",
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"rateVerify": {
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    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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"label": "Full Building Rcc",
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"isHideFloor": false,
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  "isHideFloor": false,
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  "isHideFloor": false,
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  "floorsCompleted": "23",
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  "status": true
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  "floorsCompleted": "",
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},
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  "floorsCompleted": "",
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": true
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  "isHideFloor": true,
  "status": false
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"status": true
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"path": "cases/674451bae077c54e53288265/
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"orientation": "portrait"
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"path": "cases/674451bae077c54e53288265/
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    "path": "cases/674451bae077c54e53288265/
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    "orientation": "portrait"
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    "status": false,
    "_id": "6745da7ae34a0461d8c1f0e4",
    "name": "externallmg_r_1732631147941_1732631142457_image_2.jpg",
    "path": "cases/674451bae077c54e53288265/
externallmg_r_1732631147941_1732631142457_image_2.jpg",
    "orientation": "portrait"
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"compositionImages": []
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    "max": "12975.00"
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  "builtUpRateRange": {
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    "max": "11796.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
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"isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "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,
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "674451bae077c54e53288265",
"ownerName": "Anil Kumar Kota & Swapna Kota",
"ownerPhoneNo": "9323736346",
"appAddress": "Flat no. 2808, 28th Floor, Building no. 35, Runwal Garden Phase 4,
Gharwali, Kalyan Dombivali ",
"remark": "",
"documents": [
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      "value": "60ae1287aa6d152c1801b415"
    },
    "inputs": {
      "documentDate": "22/11/2024",
      "from": {
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        "label": "Promoter"
      },
      "Promoter": "Runwal Residency Private Limited",
      "to": {
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        "label": "Allottee"
      },
      "Allottee": "Anil Kumar Kota & Swapna Kota",
      "number": {
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    "value": "Document_No",
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  "Document_No": "16705/2024"
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    "label": "Agreement for sale"
  },
  "inputs": {
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    "from": {
      "value": "Promoter",
      "label": "Promoter"
    },
    "Promoter": "Runwal Residency Private Limited",
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    },
    "Allottee": "Anil Kumar Kota & Swapna Kota",
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    }
  },
  "Document_No": "16705/2024"
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"displayStatus": true,
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document_1732686512929_1732681428587_Adobe_Scan_26_Nov_2024_5.pdf",
"id": "856395",
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"createdAt": "Wed Nov 27 2024 05:48:36 GMT+0000 (Coordinated Universal Time)"
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"documentType": {
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"inputs": {
  "documentDate": "15/10/2021",
  "nameOfApprovingAuthority": {
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    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "P51700031319"
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    "label": "Commencement Certificate"
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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 - Gharivali - Sagaon - 01 / Site - A / Vol - 31 / 720 / 2021"
  },
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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 - Gharivali -
Sagaon - 01 / Site - A / Vol - 31 / 720 / 2021 "
  },
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  "displayStatus": true,
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  "id": "948630",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Wed Nov 27 2024 05:51:32 GMT+0000 (Coordinated Universal Time)"
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"caseHistory": [
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    "id": "741673",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Nov 25 2024 10:30:18 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Anil Kumar Kota & Swapna Kota",
    "phone": "9323736346",
    "ownershipShare": "",
    "email": "",
    "id": "657442"
  }
]
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}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "623148",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "684",
    "squareMeterArea": "63.55",
    "docFinalBuiltUp": "752.4",
    "docFinalBuiltUpSquareMeter": "69.905",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
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      "squareMeterArea": "85.29",
      "expectedRate": "12527.23",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1009.80",
      "squareMeterArea": "93.81",
      "expectedRate": "11388.39",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"area": "918",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "19",
"source": "https://www.99acres.com/",
"expectedPrice": "11500000",
"expectedRate": "12527.23",
"builtUpExpectedRate": "11388.39",
"image": "cases/674451bae077c54e53288265/
indicator_1732681177942_Image.png",
"squareMeter": "85.29",
"id": "428260"
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"carpetArea": {
"area": "632.00",
"squareMeterArea": "58.71",
"expectedRate": "12974.68",
"percentage": ""
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"builtUpArea": {
"area": "695.20",
"squareMeterArea": "64.59",
"expectedRate": "11795.17",
"percentage": "10"
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"saleableArea": {
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Runwal Garden, Dombivali East",
"area": "632",
"builtUpPercentage": "10",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Higher",
"source": "square_yards",
"expectedPrice": "8200000",
"expectedRate": "12974.68",
"builtUpExpectedRate": "11795.17",
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"id": "961849"
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{
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"area": "505.00",
"squareMeterArea": "46.92",
"expectedRate": "12079.21",
"percentage": ""
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"builtUpArea": {
"area": "555.50",
"squareMeterArea": "51.61",
"expectedRate": "10981.10",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"property": "Runwal Garden, Dombivali East",
"area": "505",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "17",
"source": "magic_bricks",
"expectedPrice": "6100000",
"expectedRate": "12079.21",
"builtUpExpectedRate": "10981.10",
"image": "cases/674451bae077c54e53288265/
indicator_1732681248497_Image.png",
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"squareMeter": "46.92",
"id": "524211"
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  "carpetArea": {
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    "squareMeterArea": "32.52",
    "expectedRate": "11481.43",
    "percentage": ""
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  "builtUpArea": {
    "area": "385.00",
    "squareMeterArea": "35.77",
    "expectedRate": "10437.66",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "8",
  "source": "Index_no.2",
  "expectedPrice": "4018500",
  "expectedRate": "11481.43",
  "builtUpExpectedRate": "10437.66",
  "image": "cases/674451bae077c54e53288265/
indicator_1732681301363_Image.png",
  "squareMeter": "32.52",
  "id": "270823"
},
{
  "carpetArea": {
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    "squareMeterArea": "57.04",
    "expectedRate": "11545.60",
    "percentage": ""
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      "squareMeterArea": "62.75",
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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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    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "4",
    "source": "Index_no.2",
    "expectedPrice": "7089000",
    "expectedRate": "11545.60",
    "builtUpExpectedRate": "10496.00",
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indicator_1732681348377_Image.png",
    "squareMeter": "57.04",
    "id": "938069"
  }
],
"externalImages": [
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Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State -
Maharashtra, India",
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"email": "",
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