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{
  "typeOfReport": {
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  "leadFrom": {
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    },
    "firstName": "Shravan",
    "type": "CREDITOFFICER",
    "_id": "6620d45d7e1d7332c88013d8",
    "lastName": "kumar",
    "mobileNo": "",
    "workMobileNo": "8424000434",
    "email": "shravankumar@gmail.com"
  },
  "fees": {
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    "expectedFees": null,
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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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"client": {
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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "mobileNo": "02223662641",
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  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Samachar Marg, Fort, Mumbai, State - Maharashtra, Country - India"
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"_id": "60af3d172ffdf65bcd6585cd",
"role": "PICKUPPERSON",
"firstName": "Sachin",
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"lastName": "Joshi",
"mobileNo": "9167204063",
"shortName": "SJ",
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"role": "SITEENGINEER",
"firstName": "Anwar",
"email": "anwar21786@gmail.com",
"lastName": "Shaikh",
"mobileNo": "8552884500",
"designation": "",
"shortName": "AS",
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"rateVerifier": {
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"role": "MAKER + RATE VERFIER + CHEAKER",
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"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
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        "label": "Chartered Engineer"
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  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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      "_id": "60af80072ffdf65bcd658651",
      "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
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      "dateTime": "2024-11-28",
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  "finalMeasurementType": "Sq. Ft.",
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  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "label": "Vasai Virar City Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Ornate Galaxy & Road",
  "west": "'A' Wing of Ornate Serenity",
  "south": "Open Plot",
  "east": "Open Plot"
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"asPerDocumentAgreement": {
  "north": "Road ",
  "west": "Survey No. 352/1 ",
  "south": "Survey No. 331 ",
  "east": "Survey No. 352/2 & 4 "
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"unitBoundaries": {
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    "south": "Building Under Construction",
    "west": "Building Under Construction"
  },
  "asPerDocument": {
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    "east": "Flat No. 2308 ",
    "south": "Flat No. 2306 ",
    "west": "Marginal Space "
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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 will be Living Room + Kitchen + 2 Bedrooms + 2 Toilets + Passage + Open Balcony + Encl. Balcony (i.e. 2 BHK)",
"dateOfIssusApprovePlan": " Copy of Approved Building Plan No. VVCMC/TP/Amend/VP-0429/89/ 2023-24 dated 22.08.2023 issued by VVCMC.",
"approvePlanVerified": "N.A., Building is under construction",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "buildings": [],
  "compositions": []
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  "buildingServicesDepreciatedRate": "0",
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  "depreciatedBuildingRate": "2600"
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  "squareFeetGuideLineRate": "5150.00"
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
  },
  "monthlyRent": "14,000/- (Expected rental income per month after completion of construction works)\n",
  "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": "Building Under Construction",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
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"label": "Proposed R.C.C. Slab"
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"waterTank": {
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  "label": "Proposed Municipal Water Supply"
},
"pavementLaid": {
  "value": "Proposed, _Yes",
  "label": "Proposed, Yes"
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"carParking": "Proposed Covered Parking Space",
"constructionWorkStatus": {
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  "label": "Under Construction"
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"asthetikLook": {
  "value": "Proposed _Plain _Looking",
  "label": "Proposed Plain Looking"
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"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
},
"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"
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"value": "Information_Not_Available",
"label": "Information Not Available"
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"structuralSafety": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
"value": "UnderConstruction",
"label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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"label": "Building Under Construction"
},
"maintenanceIssues": {
"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": "Proposed,_Yes",
"label": "Proposed, Yes"
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"groundStilt": {
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  "label": "Proposed Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "30",
"flatFloorNo": "23",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "719.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeLat": "19.358278",
    "routeLng": "72.859028",
    "stationName": "Naigaon",
    "routeDistance": "3.2 km.",
    "routeStation": {
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      "label": "Railway Station"
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  "type": "Point"
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  "finallatlng": false
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    "name": "9cnfos",
    "image": "cases/6746d224e077c54e532a2271/
routeMap_1732873175768_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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    "status": true
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  "CHECKER": false,
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"ownerName": "Sameer Khan",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 2307,23Floor,Building no 16, Ornate Serenity,Juhu chandra
Village, Vasai ",
"remark": "Contact Person Builder +91 87677 63163",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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        "label": "Promoter"
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      "Promoter": "M/s. Sai Ornate Developers",
      "to": {
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    "number": {
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      "label": "No"
    },
    "No": " P99000051678"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "332923",
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  "fileName": "document_1732868071941_P99000051678.pdf"
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    "label": "Revised Development Permission"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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    "label": "Vasai Virar City Municipal Corporation"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": " VVCMC/TP/RDP/VP-0429, 0936, 5345, 0375, 0559, 0615 &
5346/89/2023-24"
},
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"fileName": "document_1732868478923_2_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
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    "label": "Approved Building Plan"
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      "label": "Vasai Virar City Municipal Corporation"
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      "label": "No"
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"owners": [
  {
    "name": "Sameer Khan",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "172790"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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      "label": "Agreement for sale"
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      "label": "Square Feet"
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    "id": "531535",
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  "expectedRate": "9765.07",
  "percentage": "10"
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  "builtUpExpectedRate": "9593.23",
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  "id": "347542"
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  "builtUpArea": {
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    "squareMeterArea": "75.32",
    "expectedRate": "9556.70",
    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
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  "floor": "9",
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  "expectedRate": "10512.37",
  "builtUpExpectedRate": "9556.70",
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  "id": "946648"
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "75.32",
    "expectedRate": "8969.32",
    "percentage": "10"
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  "saleableArea": {
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
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    "expectedRate": "9866.25",
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Composition :

Other

Composition :
