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{
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    "RVDSValues": true,
    "proportionateValue": false
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    },
    "firstName": "Dinesh",
    "type": "CREDITOFFICER",
    "_id": "661790eb834794131c1f0f1b",
    "lastName": "SSL",
    "mobileNo": "",
    "workMobileNo": "9082173552",
    "email": "dinesh.pal@saurab.org"
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  "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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  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
  "name": "RACPC Sion ",
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  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
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  "shortName": "CH",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
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"email": "pradnya@vastukala.org",
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  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "fatherName": "Baburao"
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  "value": "",
  "label": false
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  "label": false
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  "label": true
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  "value": "",
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  "label": false
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  "label": false
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    "value": "Lower Parel (West)",
    "label": false
  }
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  }
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Sitaram Jadhav Marg",
    "east": "Mistry Building "
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  "asPerDocumentAgreement": {
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    "west": "by property bearing CS No. 216 ",
    "south": "by Sitaram Jadhav Marg",
    "east": "by property bearing CS No. 218 "
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  "unitBoundaries": {
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      "east": "Marginal Space ",
      "south": "Flat No. 1802",
      "west": "Lift & Staircase "
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    "asPerDocument": {
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      "east": "Marginal Space ",
      "south": "Flat No. 1802",
      "west": "Lift & Staircase "
    }
  }
}
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    "taxies": {
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    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
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dated 12.04.2022 issued by MCGM.",
  "approvePlanVerified": "Yes ",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "36000.00",
  "depreciatedBuildingRate": "2900"
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"igrRate": {
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"squareMeterGuideLineRate": "311784.00",
"squareFeetGuideLineRate": "28966.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "283440.00",
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  "squareFeetGuideLineRate": "28966.00"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is under construction "
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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},
"partitions": {
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  "label": "Building Under Construction"
},
"waterTank": {
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  "label": "Proposed Municipal Water Supply"
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"pavementLaid": {
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  "label": "Proposed, Yes"
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"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": "2025",
  "fullDate": "1/1/2025"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"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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"qualityOfConstruction": {
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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  "label": "Standard"
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  "label": "Good"
},
"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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  "label": "Building is under construction "
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"maintenanceOfTheBuilding": {
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
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  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
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  "label": "Building Under Construction"
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"provisionOfFirefighting": {
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"label": "Building Under Construction"
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"groundStilt": {
"value": "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": "",
"noOfPodium": "3",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "18",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
"area": "823.90",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/67470ca3d1078a4ea7fb6f57/
routeMap_1732882072612_Image.png",
"routeLat": "18.996917",
"routeLng": "72.829389",
"stationName": "Lower Parel",
"routeDistance": "200 Mtrs. ",
"routeStation": {
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}
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      "name": "jao0h",
      "image": "cases/67470ca3d1078a4ea7fb6f57/
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  ]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
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  "showcasesRate": "0",
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  "superfineFinishQty": "0",
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  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
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  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
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"outward": {
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  "date": "Fri Nov 29 2024 12:12:44 GMT+0000 (Coordinated Universal Time)",
  "number": "2309274",
  "dayCount": "15",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
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    "floorsCompleted": "27",
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    "isHideFloor": false,
    "status": true
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"floorsCompleted": "27",
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"isHideFloor": false,
"status": true
},
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  "percentage": "7.00",
  "isHideFloor": false,
  "status": true
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  "status": true
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"externalPlastering": {
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  "status": true
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  "floorsCompleted": "27",
  "percentage": "2.50",
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  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "27",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "27",
  "percentage": "10.00",
  "isHideFloor": false,
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  "percentage": "1.50",
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},
"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "27",
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  "status": true
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "2",
  "percentage": "2.00",
  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
},
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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externallmg_1732850613908_WhatsApp_Image_20241128_at_195432.jpeg",
      "orientation": "portrait"
    }
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      "path": "cases/67470ca3d1078a4ea7fb6f57/
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      "orientation": "portrait"
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externallmg_1732850625975_WhatsApp_Image_20241128_at_195436_1.jpeg",
      "orientation": "portrait"
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      "status": false,
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    "path": "cases/67470ca3d1078a4ea7fb6f57/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/67470ca3d1078a4ea7fb6f57/
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    "orientation": "portrait"
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    "name":
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    "orientation": "portrait"
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"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "38267.00"
  },
  "builtUpRateRange": {
    "min": "32053.00",
    "max": "34788.00"
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  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
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  "estimatedValue": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "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
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"siteVisitType": "FULL",
"isExternalReport": false,
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"finalValuationArea": "749.00",
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "M/s. Alliance Infracorp Developers ",
"ownerPhoneNo": "9600111902",
"appAddress": "Flat no. 1801, 18th Floor, Wing -B, Fortuna Blue, Lower Parel West ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "remark": " made in the year 2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Alliance Infracorp Developers ",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mrs. Madhavi Amarkant Sonawane "
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "569412",
    "path": "cases/67470ca3d1078a4ea7fb6f57/
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    "fileName":
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  },
}
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{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "12/04/2022",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "EB/5329/GS/A"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1732879509478_1732865824857_Plan.pdf",
  "path": "cases/67470ca3d1078a4ea7fb6f57/
document_1732879509478_1732865824857_Plan.pdf",
  "id": "106043",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Nov 29 2024 11:25:09 GMT+0000 (Coordinated Universal Time)"
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{
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "07/07/2023",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "EB/5329/GS/A/FCC/3/Amend"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1732879551103_CC.pdf",
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "22/12/2018",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51900018299"
},
"isHardCopy": false,
"displayStatus": false,
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"id": "864071",
"uploadedBy": "62fe044a48a26047e6552796",
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}
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Nov 27 2024 12:12:19 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. Alliance Infracorp Developers ",
    "phone": "9600111902",
    "ownershipShare": ""
  }
]
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"email": "",
  "id": "947035"
},
],
"proposePurchasers": [
  {
    "name": "Mrs. Madhavi Amarkant Sonawane",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "id": "7",
    "name": "Living Room",
    "length": "199.00",
    "length1": "199",
    "length2": "0",
    "width": "1.00",
    "width1": "1",
    "width2": "0",
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    "images": [],
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    "extraAreas": []
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  {
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      "label": "Square Feet"
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    "name": "Passage",
    "length": "9.42",
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    "length2": "5",
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    "width1": "2",
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"images": [],
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  "name": "Kitchen",
  "length": "10.42",
  "length1": "10",
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  "width": "7.25",
  "width1": "7",
  "width2": "3",
  "totalArea": "75.52",
  "images": [],
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        "label": "Square Feet"
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      "length": "7.25",
      "length1": "7",
      "length2": "3",
      "width": "3.50",
      "width1": "3",
      "width2": "6",
      "totalArea": "25.37"
    }
  ],
  "finalArea": "100.89"
},
{
  "measurementType": {
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    "label": "Square Feet"
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  "id": "3",
  "name": "Toilet",
```

```
"length": "7.00",
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"images": [],
"extraAreas": [],
"finalArea": "26.25"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "4",
  "name": "Bedroom",
  "length": "100.00",
  "length1": "100",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "100.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.00"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "10.25",
  "length1": "10",
  "length2": "3",
  "width": "11.42",
  "width1": "11",
  "width2": "5",
  "totalArea": "117.02",
  "images": [],
  "extraAreas": [],
  "finalArea": "117.02"
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```
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "6.17",
  "width1": "6",
  "width2": "2",
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  "images": [],
  "extraAreas": [],
  "finalArea": "24.67"
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "276022",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "749",
    "squareMeterArea": "69.58",
    "docFinalBuiltUp": "823.90",
    "docFinalBuiltUpSquareMeter": "76.54",
    "docBultupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
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  }
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"images": [],
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    "squareMeterArea": "69.58",
    "expectedRate": "36715.62",
    "percentage": ""
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  "builtUpArea": {
    "area": "823.90",
    "squareMeterArea": "76.54",
    "expectedRate": "33377.84",
    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Flat",
  "area": "749",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "floor": "",
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  "expectedPrice": "27500000",
  "expectedRate": "36715.62",
  "builtUpExpectedRate": "33377.84",
  "image": "cases/67470ca3d1078a4ea7fb6f57/
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  "id": "887426"
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Jadhav Marg, Village - Lower Parel Division , Municipality Ward No. G/South, Lower
Parel (West), District - Mumbai Main, PIN - 400 013, State - Maharashtra, Country -
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"ownershipShare": "",
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"purchaseValueAsPerDocument": "",
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"rerald": "",
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"buildingServicesRate": "2900",
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Name	Length	Width	Total
Composition :			
Living Room	199'0"	1'0"	199.00
Passage	9'5"	2'9"	25.90
Kitchen	10'5"	7'3"	75.52
Toilet	7'00"	3'9"	26.25
Bedroom	100'00"	1'00"	100.00
Bedroom	10'3"	11'5"	117.02
Toilet	4'00"	6'2"	24.67
Other Composition :			