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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Dinesh",
    "type": "CREDITOFFICER",
    "_id": "661790eb834794131c1f0f1b",
    "lastName": "SSL",
    "mobileNo": "",
    "workMobileNo": "9082173552",
    "email": "dinesh.pal@saurab.org"
  },
  "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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"client": {
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  "mobileNo": "02225046265",
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  "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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  "label": "Land & Building / Immovable Property"
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "648fcad91b499c2d52dc86f3",
  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
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  "shortName": "SH",
  "workWithDocumentMaker": "",
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  "role": "MAKER",
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"email": "pradnya@vastukala.org",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "fatherName": "Baburao"
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  "schedule": []
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    "label": true
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  "label": false
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"flatSpecifications": {
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Powder Coated Aluminum Sliding Windows"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Slum Rehabilitation Authority"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Railway Track",
  "south": "Railway Colony Road ",
  "east": "Under Construction Building "
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"asPerDocumentAgreement": {
  "north": "CTS No. 124, 129",
  "west": "CTS No. 127",
  "south": "CTS No. 130",
  "east": "CTS No. 130"
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"unitBoundaries": {
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    "east": "Building is under construction ",
    "south": "Building is under construction ",
    "west": "Building is under construction "
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  "asPerDocument": {
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    "east": "Flat No. 1711",
    "south": "Marginal Space ",
    "west": "Marginal Space "
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will
be 3 Bedrooms + Living Room + Kitchen + Passage + 2 Toilets. (i.e. 3BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SRA / ENG / 3870 /
ME / STGL / AP dated 27.09.2021 issued by SRA.",
"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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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "25000.00",
  "depreciatedBuildingRate": "3000"
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"igrRate": {
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"landRate": "33300",
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"squareFeetGuideLineRate": "8483.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "83010.00",
  "squareMeterGuideLineRate": "91311.00",
  "squareFeetGuideLineRate": "8483.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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  "monthlyRent": "40,000/- (Expected rental income per month after completion of 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 SRA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "label": "Building Under Construction"
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"waterTank": {
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  "label": "Proposed Municipal Water Supply"
},
"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"carParking": "Proposed Stilt / Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "Proposed_R.C.C._Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C._Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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"materialUsedList": {
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  "label": "Building Under Construction"
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  "label": "Information Not Available"
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  "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"
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"appearanceOfTheBuilding": {
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  "label": "Building 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": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
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    "label": "Building Under Construction"
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  "groundStilt": {
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    "label": "Stilt"
  },
  "yearOfConstructionAsPer": {
    "value": "As_per_RERA_Certificate",
    "label": "As per RERA Certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "0",
  "ageOfBuilding": "0",
  "noOfBasement": "5",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "35",
  "flatFloorNo": "17",
  "noOfLifts": "7",
  "noOfDwellingUnitsInBuilding": "12"
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"finalPlinthArea": {
  "area": "715.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1733914584782_Image.png",
    "routeLat": "19.035167",
    "routeLng": "72.894472",
    "stationName": "Bharat Petroleum ",
    "routeDistance": "260 M.",
    "routeStation": {
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      "label": "Monorail"
    }
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      "name": "ok6kxh",
      "image": "cases/67569efebefd7f3db907d909/
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    }
  ]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "kitchenArrangementsQty": "0",
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  "extraCollapsibleGatesQty": "0",
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  "potentialValueQty": "0",
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"outward": {
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  "number": "2309550",
  "dayCount": "8",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
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    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
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"floorsCompleted": "",
"percentage": "0.00",
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "label": "Internal Plastering",
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  "floorsCompleted": "",
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  "status": false
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
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  "status": true
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  "floorsCompleted": "",
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  "status": false
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"workCompleted": {
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    "percentage": "10.00",
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"guidelineDetails": {
  "finalGuidelineValue": "6065345.00",
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},
"reportImages": {
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      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [],
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      "path": "cases/67569efebefd7f3db907d909/externallmg_1733895282634_1733895253230_image_7.jpeg",
      "orientation": "portrait"
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      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "6759248bbc26c2bda04db71d",
      "name": "externallmg_1733895302817_1733895253230_image_11.jpeg",
      "path": "cases/67569efebefd7f3db907d909/externallmg_1733895302817_1733895253230_image_11.jpeg",
      "orientation": "landscape"
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      "path": "cases/67569efebefd7f3db907d909/
externallmg_1733895293651_1733895253230_image_9.jpeg",
      "orientation": "landscape"
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  "societyNameBoardImage": [],
  "compositionImages": []
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  "carpetRateRange": {
    "min": "22340.00",
    "max": "26017.00"
  },
  "builtUpRateRange": {
    "min": "20310.00",
    "max": "23652.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
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    "status": true,
    "isEditable": true
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  "showcases": {
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"title": "Showcases",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
}
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  "ratePerUnit": "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": "",
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "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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  "value": "LEAD"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
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"ownerName": "Mr. Sanjay Prabhurao Padole & Mrs. Nilima Sanjay Padole ",
"ownerPhoneNo": "9819938321",
"appAddress": "Flat no. 1712, 17th Floor, Sky Annex, Chembur ",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Developers"
      },
      "Developers": "M/s. Stans Buildtech Homes",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Sanjay Prabhurao Padole & Mrs. Nilima Sanjay Padole ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "19125 / 2022"
    },
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    "displayStatus": true,
    "id": "628668",
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8475_AOS__Sanjay_Padole__1712__27092022.pdf",
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"fileName": "document_1733730030913_1733730028475_AOS__Sanjay_Padole__
1712__27092022.pdf"
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "27/09/2021",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / ENG / 3870 / ME / STGL / AP"
  },
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  "path": "cases/67569efebefd7f3db907d909/document_1733904399830_Plan.pdf",
  "fileName": "document_1733904399830_Plan.pdf"
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    "label": "Amended Commencement Certificate"
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  "inputs": {
    "documentDate": "23/12/2021",
    "nameOfApprovingAuthority": {
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      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "remark": " (As downloaded from RERA site)",
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      "label": "No"
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    "No": "SRA / ENG / 3870 / ME / STGL / AP"
  },
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Wed Dec 11 2024 08:07:30 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "RERA Certificate"
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "No"
    },
    "No": "P51800015214"
  },
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  "displayStatus": false,
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  "uploadedBy": "62fe044a48a26047e6552796",
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"caseHistory": [
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    "id": "538294",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Dec 09 2024 07:40:46 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Sanjay Prabhurao Padole & Mrs. Nilima Sanjay Padole ",
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"phone": "9819938321",
"ownershipShare": "",
"email": "",
"id": "267120"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "903673",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "650",
  "squareMeterArea": "60.39",
  "docFinalBuiltUp": "715",
  "docFinalBuiltUpSquareMeter": "66.429",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
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    "area": "650.00",
    "squareMeterArea": "60.39",
    "expectedRate": "24923.08",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "715.00",
    "squareMeterArea": "66.43",
    "expectedRate": "22657.34",
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    "percentage": "10"
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    "expectedRate": "0.00",
    "percentage": ""
  },
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  "property": "Sky Annex, Chembur",
  "area": "650",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "Middle",
  "source": "square_yards",
  "expectedPrice": "16200000",
  "expectedRate": "24923.08",
  "builtUpExpectedRate": "22657.34",
  "image": "cases/67569efebefd7f3db907d909/
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  "squareMeter": "60.39",
  "id": "792777"
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{
  "carpetArea": {
    "area": "615.00",
    "squareMeterArea": "57.14",
    "expectedRate": "26016.26",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "676.50",
    "squareMeterArea": "62.85",
    "expectedRate": "23651.15",
    "percentage": "10"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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"property": "Sky Annex, Chembur",
"area": "615",
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"areaType": "Carpet",
"floor": "Higher",
"source": "Housing.Com",
"expectedPrice": "16000000",
"expectedRate": "26016.26",
"builtUpExpectedRate": "23651.15",
"image": "cases/67569efebefd7f3db907d909/
indicator_1733901077561_Image.png",
"squareMeter": "57.14",
"id": "597692"
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{
  "carpetArea": {
    "area": "624.00",
    "squareMeterArea": "57.97",
    "expectedRate": "24038.46",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "686.40",
    "squareMeterArea": "63.77",
    "expectedRate": "21853.15",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "area": "624",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "floor": "13",
  "source": "Index_no.2",
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"expectedPrice": "15000000",
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indicator_1733901183531_Image.png",
"squareMeter": "57.97",
"id": "588190"
},
{
  "carpetArea": {
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    "squareMeterArea": "37.16",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "40.88",
    "expectedRate": "20309.09",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "area": "400",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "12",
  "source": "Index_no.2",
  "expectedPrice": "8936000",
  "expectedRate": "22340.00",
  "builtUpExpectedRate": "20309.09",
  "image": "cases/67569efebefd7f3db907d909/
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  "squareMeter": "37.16",
  "id": "454800"
}
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    "orientation": "portrait"
  },
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    "status": false,
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    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6759248bbc26c2bda04db714",
    "name": "externalImg_1733895258695_1733895253230_image_2.jpeg",
    "path": "cases/67569efebefd7f3db907d909/
externalImg_1733895258695_1733895253230_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6759248bbc26c2bda04db715",
    "name": "externalImg_1733895261020_1733895253230_image_3.jpeg",
    "path": "cases/67569efebefd7f3db907d909/
externalImg_1733895261020_1733895253230_image_3.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "path": "cases/67569efebefd7f3db907d909/
externalImg_1733895262047_1733895253230_image_4.jpeg",
    "orientation": "portrait"
  },
  },
]
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  "status": false,
  "_id": "6759248bbc26c2bda04db717",
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  "path": "cases/67569efebefd7f3db907d909/
externallmg_1733895264332_1733895253230_image_5.jpeg",
  "orientation": "landscape"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
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