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{
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    "RVDSValues": true,
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  "creditOfficer": {
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    "firstName": "Rajani",
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    "lastName": "Shinde",
    "mobileNo": "",
    "workMobileNo": "9819190288",
    "email": "shinderk.1@svcbank.com"
  },
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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  "initial": "SVC",
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  "status": true
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  "sendStructuralCertificate": "0",
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "lastName": "Pawar",
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  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "shortName": "Vaibhav",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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"fatherName": "Baburao"
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  "label": true
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  "label": true
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  "label": true
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  "key": "selectNo",
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  "label": false
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  "label": false
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"doors": {
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  "value": "Proposed_Powder_coated_aluminium_sliding_windows"
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  "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Concealed_wiring"
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"finishing": {
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  "value": "Proposed_Cement_Plastering"
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Urban"
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  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Internal Road",
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"north": "Nilambai Apartment",
"west": "Road for Sary",
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    "east": "Lift",
    "south": "Flat No. 901 & 902",
    "west": "Staircase / Flat No. 906"
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  "asPerDocument": {
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    "south": "Details not available",
    "west": "Details not available"
  },
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  "title": "Boundaries of The Flat"
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  },
  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
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"approvePlanVerified": "Yes",
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"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "48900",
  "landRate": "12200",
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  "squareFeetGuideLineRate": "4770.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "4770.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "monthlyRent": " 1 17,000/- (Expected rental income per month after completion of construction works)",
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  "taxPaidHolderName": "Details not available",
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  "electricityServiceConnectionNo": "Details not available",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonry"
  },
  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
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    "value": "InProgress"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "year": "2025",
    "fullDate": "1/1/2025"
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"typeOfStructure": {
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Building_is_under_construction_",
"label": "Building is under construction "
},
"materialUsedList": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"buildingSpecification": {
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"label": "Proposed Standard"
},
"structuralSafety": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
"sewerageSystem": {
"value": "Proposed_Connected_to_Municipal_Sewerage_System_",
"label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
"value": "UnderConstruction",
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
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  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "15",
"flatFloorNo": "9",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeLng": "72.990883",
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  "label": "Railway Station"
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},
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  "coordinates": [
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  ],
  "type": "Point"
},
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  "finalLatLng": false
},
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    "id": "nb5f68",
    "name": "nb5f68",
    "image": "cases/6773c4bc96317adb4517ad2f/
routeMap_1735735668020_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "showcasesRate": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
"finalValue": "7137000.00"
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"outward": {
  "status": false,
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},
"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "Complete",
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    "status": true
  },
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    "isHideFloor": false,
    "status": true
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  "percentage": "6.18",
  "isHideFloor": false,
  "status": true
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  "status": true
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  "status": true
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  "label": "External Plastering",
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  "percentage": "3.09",
  "isHideFloor": false,
  "status": true
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  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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  "floorsCompleted": "",
  "percentage": "0.00",
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"status": true
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  "status": true
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"externalPainting": {
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  "isHideFloor": false,
  "status": true
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  "status": true
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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"floorsCompleted": "",
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  "floorsCompleted": "",
  "percentage": "68.54",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "603.90",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
      "_id": "6774476095b033db3f4e0211",
      "name": "externallmg_1735673678105_image.jpeg",
      "path": "cases/6773c4bc96317adb4517ad2f/
externallmg_1735673678105_image.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "path": "cases/6773c4bc96317adb4517ad2f/
externallmg_1735673677639_image.jpeg",
      "orientation": "landscape"
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  ]
}
```

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  },
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externallmg_1735673677847_image.jpeg",
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    "orientation": "landscape"
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externallmg_1735673676924_image.jpeg",
    "orientation": "landscape"
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  {
    "status": false,
    "_id": "6774476095b033db3f4e0206",
    "name": "externallmg_1735673676872_image.jpeg",
    "path": "cases/6773c4bc96317adb4517ad2f/
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    "orientation": "portrait"
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    "path": "cases/6773c4bc96317adb4517ad2f/
externallmg_1735673678105_image.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "10446.00",
    "max": "18073.00"
  },
  "builtUpRateRange": {
    "min": "8705.00",
    "max": "15061.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
  },
}
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"others": {
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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,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"type": "CASE",
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  "label": "Lead",
  "value": "LEAD"
},
}
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"isExternalReport": false,
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"ownerName": "Miss. Shweta Dasharath Dicholkar & Mrs. Kavita Dashrath Dicholkar",
"ownerPhoneNo": "7045035325",
"fullAddress": "Residential Flat No. 903, 9th Floor, Wing - C, Amber Galaxy , Village -
Kalwa (Vitava), Taluka - Thane, District - Thane, PIN Code - 400 605, State -
Maharashtra, India",
"remark": "Staff Case",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "24/10/2024",
      "from": {
        "value": "Owner",
        "label": "Owner"
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      "Owner": "Swami Construction",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Miss. Shweta Dasharath Dicholkar & Mrs. Kavita Dashrath Dicholkar",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "21006/2024"
    },
    "isHardCopy": false,
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{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "10/07/2024",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700024773"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1735732042260_139148.pdf",
"path": "cases/6773c4bc96317adb4517ad2f/
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"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Wed Jan 01 2025 11:47:22 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "11/10/2022",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V_P_No_",
      "label": "V.P. No."
    }
  },
}
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"V_P_No_": "Old 94 / 002 / TMC / TDD / TMCB / RB / 2022 / APL / 00014 / New  
Proposal No. TMCB - 22 - Entry - 71736"  
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"id": "647229",  
"uploadedBy": "627222afafd7d55eddedd82",  
"createdAt": "Wed Jan 01 2025 11:55:34 GMT+0000 (Coordinated Universal Time)"  
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},  
"inputs": {  
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"nameOfApprovingAuthority": {  
"value": "Thane_Municipal_Corporation",  
"label": "Thane Municipal Corporation"  
},  
"remark": " (As Download from RERA Site)",  
"number": {  
"value": "No",  
"label": "No"  
},  
"No": "Old 94 / 002, New Proposal No. TMCB - 22 - Entry - 71736 / TMCB / RB /  
2022 / APL / 00014 / Revised Building permit 143257"  
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"fileName": "document_1735732812923_Approved_Plan.pdf"  
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"label": "Retail"  
},  
"caseNumber": "013414",  
"createdBy": "656aa949cebbe1714411d21b",  
"caseHistory": [
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{
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  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Tue Dec 31 2024 10:17:32 GMT+0000 (Coordinated Universal Time)"
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"owners": [
  {
    "name": "Miss. Shweta Dasharath Dicholkar & Mrs. Kavita Dashrath Dicholkar",
    "phone": "7045035325",
    "ownershipShare": "",
    "email": "",
    "id": "650276"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "677446b6dabdc2db791057d5",
    "area": "523",
    "providedByName": "Miss. Shweta Dasharath Dicholkar & Mrs. Kavita Dashrath Dicholkar ",
    "providedByContactNo": "7045035325"
  }
],
"composition": [
  {
    "measurementType": {
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      "value": "Square_Feet"
    },
    "id": "1",
    "name": "Living Room",
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    "length1": "16",
    "length2": "00",
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"width1": "9",
"width2": "00",
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"finalArea": "144.00"
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    "value": "Square_Feet"
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  "id": "1",
  "name": "Bedroom",
  "length": "15.00",
  "length1": "15",
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  "width1": "10",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "150.00"
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  "measurementType": {
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    "value": "Square_Feet"
  },
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  "name": "Kitchen",
  "length": "14.00",
  "length1": "14",
  "length2": "0",
  "width": "7.00",
  "width1": "7",
  "width2": "0",
  "totalArea": "98.00",
  "images": [],
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  "extraAreas": []
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  "measurementType": {
    "label": "Square Feet",
```

```
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Bathroom",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "21.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.00"
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  "measurementType": {
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    "value": "Square_Feet"
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  "id": "6",
  "name": "WC",
  "length": "3.00",
  "length1": "3",
  "length2": "0",
  "width": "8.00",
  "width1": "8",
  "width2": "0",
  "totalArea": "24.00",
  "images": [],
  "finalArea": "24.00",
  "extraAreas": []
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  "measurementType": {
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    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
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"totalArea": "51.00",
"images": [],
"extraAreas": [],
"finalArea": "51.00"
}
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"otherComposition": [
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
  },
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
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  "id": "0",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
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  "width1": "7",
  "width2": "00",
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  "images": [],
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  "finalArea": "21",
  "percentageBeforeTotal": "21.00",
  "percentage": "100"
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{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
  },
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    "label": "Square Feet",
    "value": "Square_Feet"
  }
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    "width1": "5",
    "width2": "00",
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    "images": [],
    "extraAreas": [],
    "finalArea": "15",
    "percentageBeforeTotal": "15.00",
    "percentage": "100"
  }
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "51.00",
    "totalAreaDocument": "549",
    "docBuiltpPercentage": "10",
    "docFinalBuiltp": "603.90",
    "docFinalBuiltpSquareMeter": "56.10",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "498328"
  }
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"images": [],
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  {
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      "squareMeterArea": "38.55",
      "expectedRate": "15180.72",
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    "percentage": ""
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  "builtUpArea": {
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    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67751f17eff345c02f704d1b",
  "property": "Amber Galaxy, Kalwa",
  "area": "415",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "6",
  "source": "Index_no.2",
  "expectedPrice": "6300000",
  "expectedRate": "15180.72",
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  "builtUpArea": {
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    "orientation": "landscape"
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  },
  {
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"1707901723479_1698490711305_1697100715004_Calculation.xlsx",
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      "firstName": "Pratibha",
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    },
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  }
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    "createdAt": "2025-01-01T12:46:19.321Z"
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"createdAt": "2024-12-31T10:17:32.510Z",
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"__v": 0,
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"addressForMap": "",
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"contactPersonName": "Miss. Shweta Dasharath Dicholkar - Owner / Person meets at
site - ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Watchman",
"rerald": "",
"siteVisitContactNo": "7045035325",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + WC +
Passage",
"carpetTotal": "488",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "36.00",
"siteVisitDate": "2024-12-31",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 549.00",
"flatRate": "13000",
"landOtherRate": "10500",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
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"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "36.00",
"otherCompositionSaleableTotal": "0.00",
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"finalCarpetArea": "524.00",
"finalSalableArea": "634.04",
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"salablePercentage": "10",
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"extendOfSiteRemark": "",
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Ft.= 36.00\n\n",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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    "leaseTo": "",
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    "leaseDate": ""
  }
},
"reportGeneratedDate": "Wed Jan 01 2025 10:56:29 GMT+0000 (Coordinated
Universal Time)"
}

```

Name	Length	Width	Total
Composition :			
Living Room	16'00"	9'00"	144.00
Bedroom	15'00"	10'00"	150.00
Kitchen	14'0"	7'0"	98.00
Bathroom	3'00"	7'00"	21.00
WC	3'0"	8'0"	24.00
Passage	17'00"	3'00"	51.00
Other Composition :			
Flower Bed Area	3'00"	7'00"	21.00
Flower Bed Area	3'00"	5'00"	15.00