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{
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    "RVDSValues": true,
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  "leadFrom": {
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "659fcfa402c44c777bb0fd30"
    },
    "firstName": "Dhananjay",
    "type": "CREDITOFFICER",
    "_id": "659fcfa402c44c777bb0fd32",
    "lastName": "Varande",
    "mobileNo": "",
    "workMobileNo": "8369188639",
    "email": "dhananjay.varande@janatabankpune.com"
  },
  "fees": {
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  "name": "Mumbai",
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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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  "initial": "JSB"
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  "alternateMobileNo": "",
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  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Kandivali West"
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"lastName": "Singh",
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"email": "binu@vastukala.org",
"lastName": "Moozhickal",
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"designation": "Back Office Team Leader",
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      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
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  "title": {
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  "label": false
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    "label": "Mosaic Tile Flooring"
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "compositions": []
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  "depreciationPercentage": "58.5",
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  "depreciatedCostOfConstruction": "14362",
  "depreciatedBuildingRate": "1162"
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"igrRate": {
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  "rate": "156460",
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  "squareMeterGuideLineRate": "156460.00",
  "squareFeetGuideLineRate": "14536.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "61",
  "rate": "11402.00",
  "squareMeterGuideLineRate": "122725.00",
  "squareFeetGuideLineRate": "11402.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per local norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Averagely maintained "
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    "label": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1986",
    "fullDate": "1/1/1986"
  },
  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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    "label": "R.C.C. Foundation"
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"label": "Yes"
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  "label": "Yes"
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  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "21",
"ageOfBuilding": "39",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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  "area": "367.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Sale Deed"
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    "routeLat": "19.129889",
    "routeLng": "72.858250",
    "stationName": "Mogra ",
    "routeDistance": "1.1 Km. ",
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      "label": "Metro Station"
    }
  }
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    "name": "s39u95",
    "image": "cases/679229f97d5dfa42c9cad564/
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  }
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
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  "date": "Mon Jan 27 2025 07:34:59 GMT+0000 (Coordinated Universal Time)",
  "number": "2310253",
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  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
  },
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    "floorsCompleted": "",
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    "isHideFloor": false,
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"status": false
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},
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  "isHideFloor": false,
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},
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"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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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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    "name": "externallmg_1737696591948_1737696587136_image_13.jpeg",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/679229f97d5dfa42c9cad564/
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    "orientation": "portrait"
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  {
    "status": false,
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    "path": "cases/679229f97d5dfa42c9cad564/
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    "orientation": "portrait"
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  {
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "18571.00",
    "max": "24701.00"
  },
  "builtUpRateRange": {
    "min": "15476.00",
    "max": "20584.00"
  },
  "saleableRateRange": {
    "min": "12896.00",
    "max": "17154.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "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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"ratePerUnit": "0.00",
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"status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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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",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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"title": "Potential value, if any",
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"estimatedValue": "0.00",
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"isEditable": true
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{others": {
"title": "Others / Car Parking",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
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"title": "Total",
"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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"SITE_INSPECTION": true,
"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
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Lead",
"value": "LEAD"
},
siteVisitType": "PARTIAL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
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"finalValuationArea": "367.00",
"empanelmentNo": [
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "679229f97d5dfa42c9cad564",
"ownerName": "Mr. Rajesh Laxman Shingre ",
"ownerPhoneNo": "9820024735",
"appAddress": "Flat no M/403 Apna Ghar C Group CHS Ltd Shivaji Nagar
Jogeshwari East Mumbai 400060",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    },
    "inputs": {
      "documentDate": "18/12/2024",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Umesh Madhukar Khandekar ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Rajesh Laxman Shingre ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "21881 / 2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "478051",
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    "fileName": "document_1737702288881_DocScanner_24Jan2025_1151_am.pdf"
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{
  "documentType": {
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CE / 2239 / BSII / WS / AK"
  },
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  "displayStatus": false,
  "id": "292561",
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document_1737956977988_733236.pdf",
  "fileName": "document_1737956977988_733236.pdf"
}
],
"caseNumber": "013872",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jan 23 2025 11:37:29 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rajesh Laxman Shingre ",
    "phone": "9820024735",
    "ownershipShare": "",
    "email": "",
    "id": "970353"
  }
],
"proposePurchasers": [],
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"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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    "id": "5",
    "name": "Living Room",
    "length": "149.00",
    "length1": "149",
    "length2": "0",
    "width": "1.00",
    "width1": "1",
    "width2": "0",
    "totalArea": "149.00",
    "images": [],
    "finalArea": "149.00",
    "extraAreas": []
  },
  {
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      "label": "Square Feet"
    },
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    "name": "Passage",
    "length": "8.00",
    "length1": "8",
    "length2": "00",
    "width": "3.33",
    "width1": "3",
    "width2": "4",
    "totalArea": "26.67",
    "images": [],
    "extraAreas": [],
    "finalArea": "26.67"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "2",
    "name": "Bathroom",
    "length": "14.00",
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"length1": "14",
"length2": "00",
"width": "1.00",
"width1": "1",
"width2": "00",
"totalArea": "14.00",
"images": [],
"extraAreas": [],
"finalArea": "14.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "WC",
  "length": "3.17",
  "length1": "3",
  "length2": "2",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "12.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.67"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Kitchen",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
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  "images": [],
  "extraAreas": [],
  "finalArea": "83.96"
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],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "label": "Sale Deed"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "991079",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "367",
    "squareMeterArea": "34.1",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBultupPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
  {
    "carpetArea": {
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      "squareMeterArea": "28.26",
      "expectedRate": "24657.26",
      "percentage": ""
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    "builtUpArea": {
      "area": "365.00",
      "squareMeterArea": "33.91",
      "expectedRate": "20547.95",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "40.69",
      "expectedRate": "17123.29",
      "percentage": "20"
    }
  },
]
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"printlnReport": true,
"_id": "67970f062d4ea70cee939a68",
"property": "Flat",
"area": "365",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "7500000",
"expectedRate": "24657.26",
"builtUpExpectedRate": "7500000",
"image": "cases/679229f97d5dfa42c9cad564/
indicator_1737952779768_Image.png",
"squareMeter": "33.91",
"id": "647071"
},
{
  "carpetArea": {
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    "squareMeterArea": "42.58",
    "expectedRate": "20727.42",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "550.00",
    "squareMeterArea": "51.10",
    "expectedRate": "17272.73",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "660.00",
    "squareMeterArea": "61.32",
    "expectedRate": "14393.94",
    "percentage": "20"
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  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
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"source": "Nobroker.com",
"expectedPrice": "9500000",
"expectedRate": "20727.42",
"builtUpExpectedRate": "9500000",
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"id": "473653"
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{
"carpetArea": {
"area": "312.60",
"squareMeterArea": "29.04",
"expectedRate": "18570.06",
"percentage": ""
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"builtUpArea": {
"area": "375.12",
"squareMeterArea": "34.85",
"expectedRate": "15475.05",
"percentage": "20"
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"saleableArea": {
"area": "450.14",
"squareMeterArea": "41.82",
"expectedRate": "12895.99",
"percentage": "20"
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"saleablePercentage": "20",
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"areaType": "Built_Up",
"floor": "",
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"expectedRate": "18570.06",
"builtUpExpectedRate": "5805000",
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"squareMeter": "34.85",
"id": "368890"
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  "carpetArea": {
    "area": "668.00",
    "squareMeterArea": "62.06",
    "expectedRate": "24700.60",
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  "builtUpArea": {
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    "squareMeterArea": "74.47",
    "expectedRate": "20583.83",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "961.92",
    "squareMeterArea": "89.37",
    "expectedRate": "17153.19",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "67970f062d4ea70cee939a6b",
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  "area": "668",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "16500000",
  "expectedRate": "24700.60",
  "builtUpExpectedRate": "20583.83",
  "image": "cases/679229f97d5dfa42c9cad564/
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  "squareMeter": "62.06",
  "id": "890711"
}
],
"externalImages": [
  {
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    "status": false,
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    "name": "externalImg_1737696590010_1737696587136_image_0.jpeg",
    "path": "cases/679229f97d5dfa42c9cad564/
externalImg_1737696590010_1737696587136_image_0.jpeg",
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"orientation": "portrait"
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  "path": "cases/679229f97d5dfa42c9cad564/
externallmg_1737696590244_1737696587136_image_1.jpeg",
  "orientation": "portrait"
},
{
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(East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 060, State -
Maharashtra, Country - India",
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"email": "",
"isExternal": "false",
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Name	Length	Width	Total
Composition :			
Living Room	149'0"	1'0"	149.00
Passage	8'00"	3'4"	26.67
Bathroom	14'00"	1'00"	14.00
WC	3'2"	4'00"	12.67
Kitchen	9'5"	8'11"	83.96
Other Composition :			