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{
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    "RVDSValues": true,
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  "creditOfficer": {
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    },
    "firstName": "Abhishek",
    "type": "CREDITOFFICER",
    "_id": "676134fc92b59b6d7dc18f93",
    "email": "abhishekpandey.ssl@gmail.com",
    "lastName": "Pandey",
    "mobileNo": "",
    "workMobileNo": "7977964601"
  },
  "fees": {
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    "expectedFees": null,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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"email": "pradnya@vastukala.org",
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    "firstName": "Manoj",
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "label": false
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  "value": "",
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  "label": true
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  "label": true
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"label": false
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  "value": "Dombivali (East)",
  "label": false
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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 Teak wood door frame with flush doors"
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "finishing": {
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"whetherCoveredUnderAnyState": {
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"east": "Tower No. 06"
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"west": "Details not available",
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"east": "Details not available"
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"asPerActual": {
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"south": "Building is under construction",
"west": "Building is under construction"
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"asPerDocument": {
"north": "Passage",
"east": "Flat No. 1408",
"south": "Marginal Space ",
"west": "Flat No. 1406"
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  "extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 1 Bedroom + Living Room / Dining + Kitchen + Passage + 2 Toilets. (i.e. 1BHK)",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SROT / Growth Centre /2401 / BP / ITP - Usarghar - Sandap - 01 / Vol - 19 & 21 / 899 / 2023 dated 23.06.2023 issued by MMRDA.",
  "approvePlanVerified": "N.A., Building is under construction",
  "empanelledOfApprovePlan": "Building is under construction",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "landRate": "9600",
  "igrImage": "cases/67a9bb66a2b18adef0d0cd0e/igr_1739364890438_Image.png",
  "squareMeterGuideLineRate": "70290.00",
  "squareFeetGuideLineRate": "6530.00"
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"igrFinalRate": {
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building is under construction "
  },
  "monthlyRent": "11,000/- (Expected rental income per month after completion\nof 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 MMRDA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
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  "partitions": {
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    "label": "Building Under Construction"
  }
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"waterTank": {
  "value": "Proposed_Municipal_Water_Supply",
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  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"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": "2026",
  "fullDate": "1/1/2026"
},
"planningArea": {
  "value": "Residential",
  "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"
},
"qualityOfConstruction": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
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  "label": "Building Under Construction"
},
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"label": "Average"
},
"structuralSafety": {
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  "label": "Good"
},
"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": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
"maintenanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
},
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"provisionOfFirefighting": {
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  "label": "Building Under Construction"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
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  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "5",
"noOfAmenityFloors": "",
"noOfFloors": "33",
"flatFloorNo": "14",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "10"
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"finalPlinthArea": {
  "area": "423.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67a9bb66a2b18adef0d0cd0e/
routeMap_1739352204823_Image.png",
    "routeLat": "19.182167",
    "routeLng": "73.074556",
    "stationName": "Dombivali",
    "routeDistance": "6.5 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
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  "latLng": false,
  "finallatLng": false
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    "name": "48o8i6",
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routeMap_1739351974376_Image.png"
  }
],
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
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  "distressValuePercentage": "80",
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"bookValue": "0",
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"outward": {
  "status": true,
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  "datetime": "2025-02-12T13:05:27.398Z",
  "date": "Wed Feb 12 2025 13:05:27 GMT+0000 (Coordinated Universal Time)",
  "number": "2310527",
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  "generatedBy": "60f915d3f3dd69653a592199"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "2",
    "percentage": "1.951219512195122",
    "isHideFloor": false,
    "status": true
  },
  "internalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "externalBrickWork": {
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"label": "External Brick Work",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "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",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"status": false
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"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "11.95",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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"selectedBuildUpValue": "423.50",
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},
"reportImages": {
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      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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externallmg_r_1739272678357_1739272673659_image_4.jpg",
      "orientation": "portrait"
    },
    {
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      "orientation": "portrait"
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      "_id": "67ab31ef19ca979ae9474d3d",
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      "path": "cases/67a9bb66a2b18adef0d0cd0e/
externallmg_r_1739272681962_1739272673659_image_7.jpg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "67ab31ef19ca979ae9474d3f",
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"societyNameBoardImage": [],
"compositionImages": []
},
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  "carpetRateRange": {
    "min": "11112.00",
    "max": "12748.00"
  },
  "builtUpRateRange": {
    "min": "10102.00",
    "max": "11589.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": false
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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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  "showcases": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
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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,
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"isEditable": true
},
"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"taskStatus": {
  "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": {
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  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
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"empanelmentNo": [
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"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Geeta Shekar Ayer & Mr. Chandrashekar Narayan Ayer ",
"ownerPhoneNo": "9820506935",
"appAddress": "Flat no. 1407, 14th Floor, Runwal Garden City Cluster 6, Tower no. 7,
Usarghar Kalyan Dombivali ",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "25/11/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Horizon Projects Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Geeta Shekar Ayer & Mr. Chandrashekar Narayan Ayer ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "16788 / 2024"
    },
    "isHardCopy": false,
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    "id": "540453",
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    "fileName": "document_1739176798285_1739176796729_Geeta_ayer.pdf"
  },
]
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{
  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "23/06/2023",
    "nameOfApprovingAuthority": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Sandap - 01 / Vol - 19
& 21 / 899 / 2023"
  },
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  "displayStatus": false,
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  "path": "cases/67a9bb66a2b18adef0d0cd0e/document_1739350499064_Plan.pdf",
  "id": "379622",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Feb 12 2025 08:54:59 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "23/06/2023",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Sandap - 01 / Vol - 19
& 21 / 899 / 2023"
  },
  "isHardCopy": false,
  "displayStatus": false,

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"fileName": "document_1739350732489_CC.pdf",
"path": "cases/67a9bb66a2b18adef0d0cd0e/document_1739350732489_CC.pdf",
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Wed Feb 12 2025 08:58:52 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "11/09/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700052561"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1739350912593_RERA.pdf",
"path": "cases/67a9bb66a2b18adef0d0cd0e/
document_1739350912593_RERA.pdf",
"id": "376446",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Wed Feb 12 2025 09:01:52 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "014218",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "727358",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Feb 10 2025 08:40:06 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Geeta Shekar Ayer & Mr. Chandrashekar Narayan Ayer ",
```

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"phone": "9820506935",
"ownershipShare": "",
"email": "",
"id": "711222"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "354852",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "385",
  "squareMeterArea": "35.77",
  "docFinalBuiltUp": "423.5",
  "docFinalBuiltUpSquareMeter": "39.347",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
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    "squareMeterArea": "32.79",
    "expectedRate": "12747.88",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "388.30",
    "squareMeterArea": "36.07",
    "expectedRate": "11588.98",
```

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"percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"property": "Runwal Garden, Dombivali East",
"area": "353",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "7",
"source": "https://www.99acres.com/",
"expectedPrice": "4500000",
"expectedRate": "12747.88",
"builtUpExpectedRate": "11588.98",
"image": "cases/67a9bb66a2b18adef0d0cd0e/
indicator_1739338955498_Image.png",
"squareMeter": "32.79",
"id": "107472"
},
{
  "carpetArea": {
    "area": "530.00",
    "squareMeterArea": "49.24",
    "expectedRate": "12264.15",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "583.00",
    "squareMeterArea": "54.16",
    "expectedRate": "11149.23",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "25",
  "source": "magic_bricks",
  "expectedPrice": "6500000",
  "expectedRate": "12264.15",
  "builtUpExpectedRate": "11149.23",
  "image": "cases/67a9bb66a2b18adef0d0cd0e/
indicator_1739338988314_Image.png",
  "squareMeter": "49.24",
  "id": "898729"
},
{
  "carpetArea": {
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    "squareMeterArea": "43.29",
    "expectedRate": "11475.32",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "47.62",
    "expectedRate": "10432.11",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "18",
  "source": "Index_no.2",
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"expectedPrice": "5347500",
"expectedRate": "11475.32",
"builtUpExpectedRate": "10432.11",
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indicator_1739339045941_Image.png",
"squareMeter": "43.29",
"id": "261805"
},
{
  "carpetArea": {
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    "squareMeterArea": "45.99",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "50.59",
    "expectedRate": "10101.01",
    "percentage": "10"
  },
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    "percentage": ""
  },
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  "area": "495",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "Middle",
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  "expectedPrice": "5500000",
  "expectedRate": "11111.11",
  "builtUpExpectedRate": "10101.01",
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  "id": "885519"
}
],
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"externalImages": [
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  {
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    "status": false,
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externalimg_r_1739272677687_1739272673659_image_3.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67ab31ef19ca979ae9474d39",
    "name": "externalimg_r_1739272678357_1739272673659_image_4.jpg",
    "path": "cases/67a9bb66a2b18adef0d0cd0e/
externalimg_r_1739272678357_1739272673659_image_4.jpg",
    "orientation": "portrait"
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externalimg_r_1739272675987_1739272673659_image_1.jpg",
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67ab31ef19ca979ae9474d3b",
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externalimg_r_1739272676812_1739272673659_image_2.jpg",
    "orientation": "portrait"
  },
  },
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Other			
Composition :			