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    "email": "abhishekpandey.ssl@gmail.com",
    "lastName": "Pandey",
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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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  "mobileNo": "02225046265",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "_id": "64e5a649daae6a1c98101989",
  "role": "SITEENGINEER",
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  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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    "firstName": "Manoj",
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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      "remark": "Same Building Visit Done\nSHAILESH Khambayat "
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"marketAnalysisAndRemark": {
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  "label": false
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  "label": false
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  "value": "",
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    "label": "Proposed Vitrified tiles flooring"
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"label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."

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"finishing": {

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"label": "Middle Class"

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"populationGroupList": {

"value": "Urban",

"label": "Urban"

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"townplanApprovedByList": {

"value": "Mumbai_Metropolitan_Region_Development_Authority",

"label": "Mumbai Metropolitan Region Development Authority"

}

"whetherCoveredUnderAnyState": {

"value": "No",

"label": "No"

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"asPerActualAgreement": {

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"south": "Tower No. 9",

"east": "Road"

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"asPerDocumentAgreement": {

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"west": "Details not available",

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    "east": "Flat No. 1506",
    "south": "Passage & Flat No. 1510",
    "west": "Flat No. 1508"
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"whichTheLocalityIsServed": {
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  "taxies": {
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  "auto": {
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  "privateCars": {
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"extraDetailOfProperty": "As per Approved Plan, the composition of Residential flat will be 1 Bedroom + Living Room + Kitchen + 2 Toilets.",
"dateOfIssusApprovePlan": "Copy of Approved Plan Document 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., as the building is under construction",
"empanelledOfApprovePlan": "N.A.",
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"compoundWall": ""
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  "rate": "63900",
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  "squareMeterGuideLineRate": "70290.00",
  "squareFeetGuideLineRate": "6530.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "63900.00",
  "squareMeterGuideLineRate": "70290.00",
  "squareFeetGuideLineRate": "6530.00"
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "monthlyRent": "12,000/- (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 KDMC / MMRDA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in Developed Area",
"negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Proposed Basement + Stilt + Podium Parking",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2025",
    "fullDate": "1/1/2025"
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  "planningArea": {
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  "typeOfStructure": {
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    "label": "Proposed R.C.C Framed Structure"
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"label": "R.C.C. Foundation"
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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  "label": "Proposed, Yes"
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
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"provisionOfFirefighting": {
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  "label": "Part Ground + Part Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "4",
"noOfAmenityFloors": "1",
"noOfFloors": "28",
"flatFloorNo": "15",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "10"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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routeMap_1740473918213_Image.png",
    "routeLat": "19.181960",
    "routeLng": "73.075237",
    "stationName": "Diva Junction",
    "routeDistance": "4.8 Km.",
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      "label": "Railway Station"
    }
  }
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"locationMapImg": [
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    "name": "u9kfo",
    "image": "cases/67b85204d0e7986d8782a523/
routeMap_1740473830013_Image.png"
  }
]
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"valuation": {
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  "wardrobesQty": "0",
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  "interiorDecorationsQty": "0",
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  "electricityDepositsQty": "0",
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"distressValuePercentage": "80",
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"outward": {
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},
"rateVerify": {
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"underConstruction": {
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    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": true
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"floorsCompleted": "",
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  "isHideFloor": false,
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "status": false
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"workCompleted": {
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  "carpetRateRange": {
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  "builtUpRateRange": {
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    "max": "11364.00"
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  "saleableRateRange": {
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  "ratePerUnit": "0.00",
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"extraCollapsibleGates": {
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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},
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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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"ownerPhoneNo": "9619903455",
"appAddress": "Flat no 1507, 15th Floor, Cluster 6, Tower 6, Runwal Garden City,
Usarghar Kalyan Dombivali ",
"remark": "Same Building Visit Done\nSHAILESH Khambayat ",
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        "label": "Owner"
      },
      "Owner": "Horizon Projects Private Limited",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Swetal Nilesh Hondeokar And Sachin Parshuram Buchade",
      "number": {
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        "label": "Document No"
      },
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    },
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "P51700052561"
  },
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  "displayStatus": true,
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  "createdAt": "Tue Feb 25 2025 09:13:31 GMT+0000 (Coordinated Universal Time)"
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  "inputs": {
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Sandap -
01 / Vol - 19 & 21 / 899 / 2023 dated 23.06.2023"
  },
  "isHardCopy": false,
  "displayStatus": true,
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      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
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      "label": "Document No"
    },
    "Document_No": "SROT / Growth Centre / 2401 / BP / ITP - Usarghar - Sandap -
01 / Vol - 19 & 21 / 899 / 2023 dated 23.06.2023"
  },
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Feb 21 2025 10:14:28 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Swetal Nilesh Hondeokar And Sachin Parshuram Buchade",
    "phone": "9619903455",
    "ownershipShare": ""
  }
]
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"email": "",
"id": "153847"
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"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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  "typeOfDocument": {
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    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "112475",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "388",
  "squareMeterArea": "36.05",
  "docFinalBuiltUp": "426.8",
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  "docBultupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
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    "expectedRate": "12747.88",
    "percentage": ""
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  "builtUpArea": {
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    "expectedRate": "10623.23",
    "percentage": "20"
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}
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  "expectedRate": "0.00",
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"printlnReport": true,
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"property": "Runwal Garden, Dombivali East",
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"expectedPrice": "4500000",
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"squareMeter": "32.79",
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    "squareMeterArea": "46.82",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "51.51",
    "expectedRate": "11363.64",
    "percentage": "10"
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  "saleableArea": {
    "area": "",
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    "expectedRate": "0.00",
    "percentage": ""
  },
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"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "47.62",
"expectedRate": "10432.11",
"percentage": "10"
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"saleableArea": {
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"expectedRate": "0.00",
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"squareMeterArea": "68.47",
"expectedRate": "9930.80",
"percentage": "10"
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"expectedRate": "10923.88",
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"orientation": "landscape"
},
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"orientation": "portrait"
},
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"type": "MEASUREMENT_IMAGE",
"status": false,
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  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
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Road, Village - Usarghar, Taluka - Kalyan, District - Thane, PIN Code - 421 204, State -
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