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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "firstName": "Khushboo",
    "type": "CREDITOFFICER",
    "_id": "668f6ec03704d60337fb288f",
    "email": "khush.chaturvedi45@ssl.co.in",
    "lastName": "Chaturvedi",
    "mobileNo": "",
    "workMobileNo": "9892212387"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "initial": "SBI",
  "remark": "Temp",
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  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
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  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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],
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  "value": "BANK"
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  "label": true
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  "value": "",
  "label": false
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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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  "label": "Proposed Cement Plastering"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Maharashtra State Road Development Corporation Limited"
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  "whetherCoveredUnderAnyState": {
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    "south": "Under Construction Building ",
    "east": "Internal Road"
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  "asPerDocumentAgreement": {
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    "south": "Details not available ",
    "east": "Details not available "
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"asPerActual": {
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  "east": "Building is under construction ",
  "south": "Building is under construction ",
  "west": "Building is under construction "
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"asPerDocument": {
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  "east": "Lift",
  "south": "Marginal Space",
  "west": "Marginal Space"
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"isDisplay": false,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 3 Bedrooms + Living Room / Dining + Kitchen + Passage + 3 Toilets. (i.e. 3BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. MSRDC / SPA / TTP - 1 / RZ-02 / Revised CC / 2024 / 149 dated 25.01.2024 issued by MSRDC.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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(Contact No. 8551971101).",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential",
  "rate": "56700",
  "landRate": "4750",
  "igrImage": "cases/67d02958021414d63ce0d02a/igr_1742019340956_Image.png",
  "squareMeterGuideLineRate": "65205.00",
  "squareFeetGuideLineRate": "6058.00"
},
"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "0",
  "rate": "56700.00",
  "squareMeterGuideLineRate": "65205.00",
  "squareFeetGuideLineRate": "6058.00"
},
"outgoingDetail": {
  "areaStatusList": {
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_is_under_construction_",
    "label": "Building is under construction "
  },
  "monthlyRent": "40,000/- (Expected rental income per month after completion\n\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 local norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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  "partitions": {
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    "label": "Building Under Construction"
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  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Along with One Mechanical Car Parking Space",
  "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": "2031",
    "fullDate": "1/1/2031"
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  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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"value": "Proposed_R.C.C_Framed_Structure",
"label": "Proposed R.C.C Framed Structure"
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"label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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"label": "Building is under construction "
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"materialUsedList": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
},
"structuralSafety": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "Proposed_Connected_to_Municipal_Sewerage_System_",
"label": "Proposed Connected to Municipal Sewerage System "
},
},
"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "38",
"flatFloorNo": "22",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "1145.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeMapImg": "cases/67d02958021414d63ce0d02a/
routeMap_1742015484673_Image.png",
    "routeLat": "18.911278",
    "routeLng": "73.196083",
    "stationName": "Panvel",
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"routeDistance": "15.4 Km. ",
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  "label": "Railway Station"
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  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "gt7oa",
    "name": "gt7oa",
    "image": "cases/67d02958021414d63ce0d02a/
routeMap_1742015280453_Image.png"
  }
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},
"valuation": {
  "fairMarketValue": {
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    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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"totalpotentialValueRate": "0",
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"finaltotal": "17143700.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "98",
"bookValue": "0",
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "",
    "percentage": "0.00",
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  "isHideFloor": false,
  "status": true
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
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  "percentage": "0.00",
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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"status": false
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"floorsCompleted": "",
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"liftInstallation": {
"label": "Lift Installation",
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"floorsCompleted": "",
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"reportImages": {
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      "orientation": "landscape"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "path": "cases/67d02958021414d63ce0d02a/
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      "orientation": "landscape"
    },
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      "orientation": "landscape"
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    {
      "status": false,
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "orientation": "landscape"
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"compositionImages": []
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    "max": "16223.00"
  },
  "builtUpRateRange": {
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    "max": "14748.00"
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  "saleableRateRange": {
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    "max": "0.00"
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"detailsOfValuation": {
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    "quantity": "0.00",
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"status": true,
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
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"quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"factorFavoringValue": {
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  "lessValueDetails": [],
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  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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  "RATE_VERIFY": false,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "1041.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"ownerName": "M/s. Persipina Developers Pvt. Ltd.",
"ownerPhoneNo": "9840070337",
"appAddress": "Flat no. 2204, 22nd Floor, Aster, Bhokarpada, Panvel ",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Draft Agreement for sale",
      "value": "60ae1256aa6d152c1801b330"
    }
  },
  "attachConfig": {
    "fromPage": 0,

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"toPage": 0
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"attachInReport": false,
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    "value": "Developers",
    "label": "Developers"
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  "Developers": "M/s. Persipina Developers Pvt. Ltd.",
  "to": {
    "value": "Purchaser",
    "label": "Purchaser"
  },
  "Purchaser": "Mr. Anoop Valappil Sadanandan "
},
"isHardCopy": false,
"displayStatus": true,
"id": "790603",
"path": "cases/67d02958021414d63ce0d02a/
document_1741695312589_1741695310111_ASTER__2204_Draft_Agreement_1.pdf",
"fileName":
"document_1741695312589_1741695310111_ASTER__2204_Draft_Agreement_1.pdf"
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    "value": "60ae1263aa6d152c1801b36e"
  },
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    "toPage": 0
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  "attachInReport": false,
  "inputs": {
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25.01.2024 issued by Maharashtra State Road Development Corporation Limited. (As
downloaded from RERA site)"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "573520",
  "path": "cases/67d02958021414d63ce0d02a/document_1742188073879_CC.pdf",
  "fileName": "document_1742188073879_CC.pdf"
},
{
  "documentType": {
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"label": "Approved Building Plan",
"value": "60ae1277aa6d152c1801b3cc"
},
"attachConfig": {
  "fromPage": 0,
  "toPage": 0
},
"attachInReport": false,
"inputs": {
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  "nameOfApprovingAuthority": {
    "value": "Maharashtra_State_Road_Development_Corporation_Limited_",
    "label": "Maharashtra State Road Development Corporation Limited "
  },
  "remark": "(As downloaded from RERA site)",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "MSRDC / SPA / ITP - 1 / RZ - 02 / Revised CC / 2024 / 149"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/67d02958021414d63ce0d02a/document_1742188136719_Plan.pdf",
"fileName": "document_1742188136719_Plan.pdf"
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    "value": "60ae129faa6d152c1801b47d"
  },
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    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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    "remark": "(As downloaded from RERA site)",
    "number": {
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      "label": "No"
    },
    "No": "P52000055662"
  },
}
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    "id": "703282",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Mon Mar 17 2025 05:09:30 GMT+0000 (Coordinated Universal Time)"
  }
],
"caseNumber": "014857",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "201930",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 11 2025 12:15:20 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "M/s. Persipina Developers Pvt. Ltd.",
    "phone": "9840070337",
    "ownershipShare": "",
    "email": "",
    "id": "972693"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Anoop Valappil Sadanandan ",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "panNo": "",
    "aadharNo": ""
  }
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"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
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    "value": "60ae1256aa6d152c1801b330"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "96.71",
  "totalAreaDocument": "1041",
  "docBuiltpUpPercentage": "10",
  "docFinalBuiltpUp": "1145.10",
  "docFinalBuiltpUpSquareMeter": "106.38",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "108501"
}
],
"images": [],
"indicatorArr": [
  {
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      "squareMeterArea": "84.08",
      "expectedRate": "15469.61",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "995.50",
      "squareMeterArea": "92.49",
      "expectedRate": "14063.28",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
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  "property": "Hiranandani Fortune City, Panvel",
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  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "23",
"source": "magic_bricks",
"expectedPrice": "14000000",
"expectedRate": "15469.61",
"builtUpExpectedRate": "14063.28",
"image": "cases/67d02958021414d63ce0d02a/
indicator_1742018972904_Image.png",
"squareMeter": "84.08",
"id": "741700"
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{
"carpetArea": {
"area": "450.00",
"squareMeterArea": "41.81",
"expectedRate": "16222.22",
"percentage": ""
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"builtUpArea": {
"area": "495.00",
"squareMeterArea": "45.99",
"expectedRate": "14747.47",
"percentage": "10"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Hiranandani Fortune City, Panvel",
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"areaType": "Carpet",
"floor": "15",
"source": "https://www.99acres.com/",
"expectedPrice": "7300000",
"expectedRate": "16222.22",
"builtUpExpectedRate": "14747.47",
"image": "cases/67d02958021414d63ce0d02a/
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"squareMeter": "41.81",
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    "expectedRate": "15873.22",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "106.38",
    "expectedRate": "14430.20",
    "percentage": "10"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Aster, Hiranandani Fortune",
  "area": "1041",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "-",
  "source": "Index_no.2",
  "expectedPrice": "16524024",
  "expectedRate": "15873.22",
  "builtUpExpectedRate": "14430.20",
  "image": "cases/67d02958021414d63ce0d02a/
indicator_1742019138006_Image.png",
  "squareMeter": "96.71",
  "id": "706747"
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{
  "carpetArea": {
    "area": "781.00",
    "squareMeterArea": "72.56",
    "expectedRate": "14616.38",
    "percentage": ""
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      "squareMeterArea": "79.81",
      "expectedRate": "13287.62",
      "percentage": "10"
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    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "printInReport": true,
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    "property": "Hiranandani Fortune City, Panvel",
    "area": "781",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "sale_Instance",
    "areaType": "Carpet",
    "floor": "26",
    "source": "Index_no.2",
    "expectedPrice": "11415391",
    "expectedRate": "14616.38",
    "builtUpExpectedRate": "13287.62",
    "image": "cases/67d02958021414d63ce0d02a/
indicator_1742019209676_Image.png",
    "squareMeter": "72.56",
    "id": "290474"
  }
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    "status": false,
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    "name": "externalImg_1742008366303_IMG20250315WA0028.jpg",
    "path": "cases/67d02958021414d63ce0d02a/
externalImg_1742008366303_IMG20250315WA0028.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67d4f02e994b76cb970b347d",
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    "orientation": "landscape"
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    "status": false,
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    "name": "externalImg_1742008366309_IMG20250315WA0026.jpg",
    "path": "cases/67d02958021414d63ce0d02a/
externalImg_1742008366309_IMG20250315WA0026.jpg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67d4f02e994b76cb970b347f",
    "name": "externalImg_1742008366333_IMG20250315WA0027.jpg",
    "path": "cases/67d02958021414d63ce0d02a/
externalImg_1742008366333_IMG20250315WA0027.jpg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67d4f02e994b76cb970b3480",
    "name": "externalImg_1742008366334_IMG20250315WA0019.jpg",
    "path": "cases/67d02958021414d63ce0d02a/
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    "orientation": "landscape"
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Other
Composition :
