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{
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    },
    "firstName": "P K ",
    "type": "CREDITOFFICER",
    "_id": "6673c9d559d44b137cf607c6",
    "email": "Kalbadevi.MumbaiSouth@bankofindia.co.in",
    "lastName": "Chaudhary",
    "mobileNo": "",
    "workMobileNo": "9137941408"
  },
  "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": "BOI",
  "remark": "Temp",
  "status": true
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  "mobileNo": "02222056394",
  "alternateMobileNo": "",
  "address": "Round Building,Shamaldas Gandhi Marg,Mumbai-400002",
  "ledgerName": "",
  "fax": "",
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"_id": "665ac13f42f4717ae30de3d5",
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"mobileNo": "8850520881",
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"workWithDocumentMaker": ""
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"siteEngineer": {
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"rateVerifier": {
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    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": " Chalikwar",
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  "value": "",
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  "label": false
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  "label": false
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    "south": "Building is under construction",
    "west": "Building is under construction"
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  "asPerDocument": {
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    "east": "Flat No. 2404",
    "south": "Lobby ",
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  "privateCars": {
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"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 2 Bedrooms + Living Room / Dining + Kitchen + Passage + 2 Toilets + Balcony Area. (i.e. 2BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.MSRDC / SPA / ITP - 1 / RZ - 02 / Revised CC / 2024 / 149 Dated 24.01.2024 issued by Maharashtra State Road Development Corporation Limited ",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction",
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"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
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  "compositions": []
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"squareFeetGuideLineRate": "6058.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "6058.00"
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MSRDC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
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  "label": "Proposed, Yes"
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  "label": "Under Construction"
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  "fullDate": "1/1/2029"
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  "label": "Proposed R.C.C Framed Structure"
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  "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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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
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"groundStilt": {
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"isSiteVisitAllowed": true,
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"estimatedAge": "0",
"ageOfBuilding": "0",
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"noOfAmenityFloors": "",
"noOfFloors": "38",
"flatFloorNo": "24",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
"area": "859.10",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
"routeMapDetail": {
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routeMap_1742213343759_Image.png",
"routeLat": "18.911278",
"routeLng": "73.196083",
"stationName": "Panvel",
"routeDistance": "15.4 Km. ",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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"type": "Point"
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"showLocation": {
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routeMap_1742213229773_Image.png"
  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "showcasesRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "98",
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"outward": {
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"rateVerify": {
  "status": false
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    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "externalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
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"isHideFloor": false,
"status": true
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"internalPlastering": {
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  "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
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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"label": "External Painting",
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},
"electrificationPlumbingSanitaryInstallation": {
"label": "Electrification, Plumbing, Sanitary Installation",
"floorsCompleted": "",
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"isHideFloor": false,
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"liftInstallation": {
"label": "Lift Installation",
"floorsCompleted": "",
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"isHideFloor": false,
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},
"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
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"status": false
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"label": "External Development & Final Finishing",
"floorsCompleted": "",
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"status": false
},
"workCompleted": {
"label": "Work Completed (%)",
"floorsCompleted": "",
"percentage": "10.00",
"isHideFloor": true,
"status": true
}
},
"guidelineDetails": {
"finalGuidelineValue": "5204428.00",
"selectedBuildUpValue": "859.10",
"selectedBuildUpMeasurementType": "Sq. Ft."
}
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"reportImages": {
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      "orientation": "landscape"
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  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "landscape"
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      "name": "externallmg_1742008571010_IMG20250315WA0021.jpg",
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externallmg_1742008571010_IMG20250315WA0021.jpg",
      "orientation": "landscape"
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      "orientation": "portrait"
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      "path": "cases/67d10b717e0bb1d5cc3379da/
externallmg_1742008571108_IMG20250315WA0015.jpg",
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "min": "13146.00",
    "max": "17180.00"
  },
  "builtUpRateRange": {
    "min": "11951.00",
    "max": "15618.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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  "showcases": {
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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": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
}
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
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  "lessValueDetails": [],
  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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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
},
"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "FULL",
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"isSiteMeasurementAllowed": false,
"finalValuationArea": "781.00",
"empanelmentNo": [],
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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Parag Vithaldas Ashar & Bijal Vithaldas Ashar & Varsha Vithaldas
Ashar",
"ownerPhoneNo": "9820693497",
"appAddress": "Flat No 2403 24th Floor Building Lavender Village Bhokarpada Taluka
Panvel District Raigad - 410221",
"remark": "Urgent Case ",
"documents": [
  {
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      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "19/11/2024",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Persipina Developers Pvt. Ltd.",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Parag Vithaldas Ashar & Bijal Vithaldas Ashar & Varsha Vithaldas
Ashar",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "8162 / 2024"
    },
  },
]
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"isHardCopy": false,
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"id": "223505",
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26173_Lavender_2403_Registered_Flat_Agreement.pdf",
"fileName": "document_1741753129752_1741753126173_Lavender_2403_Register
ed_Flat_Agreement.pdf"
},
{
  "documentType": {
    "label": "Revised Commencement Certificate",
    "value": "60ae1263aa6d152c1801b36e"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "remark": "No. MSRDC / SPA / ITP - 1 / RZ - 02 / Revised CC / 2024 / 149 dated
25.01.2024 issued by Maharashtra State Road Development Corporation Limited. (As
downloaded from RERA site)",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": ""
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1742211500714_CC.pdf",
  "path": "cases/67d10b717e0bb1d5cc3379da/document_1742211500714_CC.pdf",
  "id": "239287",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Mar 17 2025 11:38:22 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "label": "Approved Building Plan",
    "value": "60ae1277aa6d152c1801b3cc"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
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"inputs": {
  "documentDate": "24/01/2025",
  "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/67d10b717e0bb1d5cc3379da/
document_1742211547223_1742193677024_Plan.pdf",
"id": "920668",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Mar 17 2025 11:39:08 GMT+0000 (Coordinated Universal Time)"
},
{
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    "value": "60ae129faa6d152c1801b47d"
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  "attachConfig": {
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    "toPage": 0
  },
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P52000054615"
  },
  "isHardCopy": false,
  "displayStatus": false,
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    "fileName": "document_1742211829357_279947.pdf",
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    "id": "331815",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Mon Mar 17 2025 11:43:50 GMT+0000 (Coordinated Universal Time)"
  }
],
"caseNumber": "014858",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "855354",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Mar 12 2025 04:20:01 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Parag Vithaldas Ashar & Bijal Vithaldas Ashar & Varsha Vithaldas Ashar",
    "phone": "9820693497",
    "ownershipShare": "",
    "email": "",
    "id": "891262"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "865156",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "781",
    "squareMeterArea": "72.56",
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"docFinalBuiltUp": "859.1",
"docFinalBuiltUpSquareMeter": "79.816",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
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"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "676.00",
"squareMeterArea": "62.80",
"expectedRate": "17159.76",
"percentage": ""
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"builtUpArea": {
"area": "743.60",
"squareMeterArea": "69.08",
"expectedRate": "15599.78",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "11600000",
"expectedRate": "17159.76",
"builtUpExpectedRate": "15599.78",
"image": "cases/67d10b717e0bb1d5cc3379da/
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"squareMeter": "62.80",
"id": "328065"
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    "squareMeterArea": "72.46",
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  "builtUpArea": {
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    "squareMeterArea": "79.71",
    "expectedRate": "15617.72",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
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    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "13400000",
  "expectedRate": "17179.49",
  "builtUpExpectedRate": "15617.72",
  "image": "cases/67d10b717e0bb1d5cc3379da/
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  "id": "236054"
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{
  "carpetArea": {
    "area": "1065.00",
    "squareMeterArea": "98.94",
    "expectedRate": "13145.35",
    "percentage": ""
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  "builtUpArea": {
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"expectedRate": "11950.32",
"percentage": "10"
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"saleableArea": {
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  "expectedRate": "0.00",
  "percentage": ""
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "13999800.00",
"expectedRate": "13145.35",
"builtUpExpectedRate": "11950.32",
"image": "cases/67d10b717e0bb1d5cc3379da/
indicator_1742200198073_Image.png",
"squareMeter": "98.94",
"id": "195041"
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{
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    "squareMeterArea": "84.08",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "92.49",
    "expectedRate": "12701.16",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
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  "floor": "",
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  "expectedPrice": "12644000.00",
  "expectedRate": "13971.27",
  "builtUpExpectedRate": "12701.16",
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  "id": "136088"
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externalImg_1742008570945_IMG20250315WA0028.jpg",
    "orientation": "portrait"
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externalImg_1742008570949_IMG20250315WA0025.jpg",
    "orientation": "landscape"
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  "orientation": "portrait"
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externalImg_1742008570977_IMG20250315WA0019.jpg",
  "orientation": "landscape"
},
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  "orientation": "landscape"
},
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  "orientation": "landscape"
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      "orientation": "portrait"
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221, State - Maharashtra, Country - India",
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"email": "",
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Other			
Composition :			