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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false
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  "leadFrom": {
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    "label": "Direct"
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  "purposeOfValuation": {
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    "label": "Housing Loan"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64d752c872fe957847117f2f",
    "firstName": "Pooja ",
    "lastName": "Gujar",
    "mobileNo": "",
    "workMobileNo": "9152800052",
    "email": "gujarpp@svcbank.com"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
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  "organization": {
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"_id": "6418456a96b58848585f8cb2",
"name": "Thane",
"email": "thane@vastukala.com",
"phone": "1234567890",
"address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d185c",
  "type": "BANK",
  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Louiswadi Branch",
  "branchCode": "",
  "mobileNo": "9152800052",
  "alternateMobileNo": "",
  "email": "gujarpp@svcbank.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Unit No. 5, Sun Magnetica, Louiswadi, Near LIC Office, Service Road,
Thane (West) - 400604 "
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "value": "Residential",
  "label": "Residential"
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"zone": {
  "_id": "60fbaf81d8cfc56a13fa8863",
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"staff": {
  "pickupPerson": {
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"_id": "64abdb2806d6ec174986d16b",
"role": "PICKUPPERSON",
"firstName": "Sahadu",
"email": "thoratsahadu8679@gmail.com",
"lastName": "Thorat",
"mobileNo": "9422389642",
"shortName": "ST",
"workWithDocumentMaker": ""
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "62ea09ea4e679b264caf07d7",
  "role": "SITEENGINEER",
  "firstName": "Suraj",
  "email": "suraj@vastukala.org",
  "lastName": "Zore",
  "mobileNo": "8652448654",
  "designation": "",
  "shortName": "SZ",
  "workWithDocumentMaker": "60092304a16fab0f2af9b0c2",
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"rateVerifier": {
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f915d3f3dd69653a592199/
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"maker": {
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  "role": "FRONTDESK",
  "firstName": "Pratibha",
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  "designation": ""
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"checker": {
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"valuers": [
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"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
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],
"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"title": {
"label": "IBBI"
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"title": {
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    "label": "FIIV"
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  "number": "CAT-I-F-1763"
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{
  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
  },
  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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    "label": "Registered Valuer"
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  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
}
],
"shortName": "MBC",
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"profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
"clientType": {
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  "label": "BANK"
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"location": {
  "latitude": "19.224573534727657",
  "longitude": "72.99414537975842"
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  "coordinates": [
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      "remark": "visit not allowed \n"
    },
    {
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      "dateTime": "2023-11-16",
      "remark": "MANUAL_IN_TASK"
    }
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  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "2BHK",
  "label": "2 BHK"
},
"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
  "state": {
    "status": true,
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
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    "name": "Country",
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    "value": "India",
    "label": false
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  "village": {
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"key": "village",
"value": "Balkum",
"label": true
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  "value": "16",
  "label": false
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  "key": "district",
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  "label": true
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"city": {
  "status": true,
  "name": "City",
  "key": "city",
  "value": "Thane (West)",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Thane",
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  "name": "Building Name",
  "key": "buildingName",
  "value": "Dosti Heron",
  "label": false
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"selectArea": {
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
  "status": false,
  "name": "Street 1",
  "key": "street1",
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
  "status": true,
  "name": "Landmark",
  "key": "landmark",
  "value": "Dosti West County – Dosti Nest Phase - 4,, Balkum Naka",
  "label": false
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"value": "A",
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  "value": "",
  "label": false
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  "name": "Old Survey No.",
  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "21 (Pt.), 22(Pt.), 25/5(Pt.), 25/6, 25/7(Pt.), 25/8, 25/9(Pt.), 25/10A, 25/10B,
25/11, 40/15 (Pt.), 40/17(Pt.), 40/19, 40/22(Pt.), 41/8, 41/9",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
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  "key": "blockNo",
  "value": "",
  "label": true
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
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  "label": false
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  "value": "",
  "label": false
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  "key": "policeStation",
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"value": "",
"label": true
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  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
}
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  "roof": {
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    "label": "Proposed RCC SLab"
  },
  "flooring": {
    "value": "Proposed_Vitrified_tiles_flooring",
    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
    "value": "Proposed_Teak_wood_door_frame_with_flush_doors",
    "label": "Proposed Teak wood door frame with flush doors"
  },
  "windows": {
    "value": "Proposed_Powder_coated_aluminium_sliding_windows",
    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring"
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  "finishing": {
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    "label": "Proposed Cement Plastering"
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"value": "Joint_Ownership",
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"populationClassList": {
"value": "MiddleClass",
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"label": "Urban"
},
"townplanApprovedByList": {
"value": "Thane_Municipal_Corporation",
"label": "Thane Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
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"asPerActualAgreement": {
"north": "MMRDA Building",
"west": "Open Plot",
"south": "Internal Road / Dosti Cedar",
"east": "Tulip Building"
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"asPerDocumentAgreement": {
"north": "Details not available",
"west": "Details not available",
"south": "Details not available",
"east": "Details not available"
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"south": "Details not available",
"west": "Details not available"
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"setDisplay": false,
"title": "Boundaries of The Flat"
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    },
    "extraDetailOfProperty": "As per Site inspection & As per Approved Plan, The
composition of Flat will be 2 Bedroom + Living Room + Kitchen + 2 Toilets.",
    "dateOfIssusApprovePlan": "Copy of Approved Building Plan V.P. No. .S05 / 0135 /
17 / TMC / TD - DP / TPS / 4392 / 23 Dated 08.05.2023 issued by Thane Municipal
Corporation.",
    "approvePlanVerified": "Building is under construction",
    "empanelledOfApprovePlan": "No"
  },
  "compositeRate": {
    "remark": "1) Sales Person has not allowed for Internal inspection & Photographs.
The details about the property have been provided by Sales Manager – Mr. Sandeep
Jha – Mob. No. 8097547099.",
    "depreciationPercentage": "",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "",
    "depreciatedCostOfConstruction": "",
    "depreciatedBuildingRate": ""
  },
  "igrRate": {
    "propertyName": "Balkum",
    "rate": "103600",
    "landRate": "33200",
    "igrImage": "cases/6556f7db5586e0081588fca4/igr_1700218492280_Image.png",
    "squareMeterGuideLineRate": "113960.00",
    "squareFeetGuideLineRate": "10587.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "0.00",
    "depreciationPercentage": "0",
    "rate": "103600",
    "squareMeterGuideLineRate": "113960.00",
    "squareFeetGuideLineRate": "10587.00"
  },
  "outgoingDetail": {
    "areaStatusList": {
      "value": "Middle_Class",
      "label": "Middle Class"
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    "propertyTypeOfUseList": {
      "value": "Residential_Purpose",
      "label": "Residential Purpose"
    },
    "propertyOccupiedByList": {
      "value": "Building_Under_Construction",
      "label": "Building Under Construction"
    }
  }
}
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},
"monthlyRent": "25000.00",
"assessmentNo": "",
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"taxAmount": "",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
"maintenanceOfFlat": "Gooder construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "Proposed_RCC_SLab",
    "label": "Proposed RCC SLab"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Along with One Covered Car Parking Space P2 Level No. 31",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  }
},
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"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2027",
  "fullDate": "1/1/2027"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
},
"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"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"
},
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"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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},
"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "Proposed_Ground",
  "label": "Proposed Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": false,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "4",
"noOfAmenityFloors": "",
"noOfFloors": "32",
"flatFloorNo": "16",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "664.40",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6556f7db5586e0081588fca4/
routeMap_1700457125993_Image.png",
    "routeLat": "19.229000",
    "routeLng": "72.995848",
    "stationName": "Thane",
    "routeDistance": "6.2KM"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "wajl3d",
      "name": "wajl3d",
      "image": "cases/6556f7db5586e0081588fca4/
routeMap_1700457008186_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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"superfineFinishQty": "0",
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"totalsuperfineFinishRate": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "10268000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "10268000.00"
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"outward": {
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  "status": true
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"percentage": "0.00",
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  "status": false
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  "floorsCompleted": "",
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  "status": true
}
},
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      "orientation": "landscape"
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externallmg_r_1700227900508_1700227958397_image_0.jpg",
      "orientation": "landscape"
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  ],
  {

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    "status": false,
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"parkingImages": [],
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"compositionImages": []
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  "builtUpRateRange": {
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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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type": "CASE",
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isAdvanceInvoice": false,
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"ownerName": "Seetal Vikram Soni & Vikram Natwarlal Soni",
"ownerPhoneNo": "9920465444",
"fullAddress": "Residential Flat No. 1602, 16th Floor, Wing - A, Dosti Heron, Dosti
West County – Dosti Nest Phase - 4,, Balkum Naka, Village - Balkum, Taluka - Thane,
District - Thane, Thane (West), PIN Code - 400 608, State - Maharashtra, India",
"remark": "visit not allowed \n",
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    "Promoter": "M/s. Dosti Enterprises",
    "to": {
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    },
    "purchaser": "Seetal Vikram Soni & Vikram Natwarlal Soni",
    "number": {
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      "label": "No"
    },
    "No": "17081/2023"
  },
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  "fileName": "document_1700198334285_Adobe_Scan_13_Nov_2023.pdf"
},
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    "label": "Amended Commencement Certificate"
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},
"inputs": {
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  "number": {
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    "label": "No"
  },
  "No": "S05 / 0135 / 17 / TMC / TDD / 4392 / 23"
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"displayStatus": true,
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      "label": "Thane Municipal Corporation"
    },
    "number": {
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      "label": "V.P. No. "
    },
    "V.P._No._": "S05 / 0135 / 17 / TMC / TD - DP / TPS / 4392 / 23"
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    "label": "RERA Certificate"
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700050253"
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"isHardCopy": false,
"displayStatus": true,
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"id": "424563",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Mon Nov 20 2023 10:21:12 GMT+0530 (India Standard Time)"
}
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"caseNumber": "005058",
"createdBy": "6430f74691d7c62df11f3f15",
"caseHistory": [
  {
    "id": "587451",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 17 2023 10:49:23 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Seetal Vikram Soni & Vikram Natwarlal Soni",
    "phone": "9920465444",
    "ownershipShare": "",
    "email": ""
  }
]
```

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    "id": "848469"
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"proposePurchasers": [],
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"composition": [],
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"externalReport": [],
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      "label": "Agreement for sale"
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      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "56.11",
    "totalAreaDocument": "604",
    "docBultupPercentage": "10",
    "docFinalBultUp": "664.40",
    "docFinalBultUpSquareMeter": "61.72",
    "docSaleablePercentage": "",
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    "floor": "Middle",
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    "expectedRate": "18370.37",
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"image": "cases/6556f7db5586e0081588fca4/
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  "expectedPrice": "11300000",
  "expectedRate": "19449.23",
  "builtUpExpectedRate": "17681.11",
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  "id": "247910"
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  "area": "641",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "18",
  "source": "https://www.99acres.com/",
  "expectedPrice": "11000000",
  "expectedRate": "17160.69",
  "builtUpExpectedRate": "15600.62",
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  "id": "699578"
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"areaType": "Carpet",
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"expectedRate": "17068.97",
"builtUpExpectedRate": "15517.24",
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"id": "640786"
}
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"externalImages": [
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  "status": false,
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  "path": "cases/6556f7db5586e0081588fca4/
externalImg_r_1700227900508_1700227958397_image_0.jpg",
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  "status": false,
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externalImg_r_1700227901534_1700227958397_image_1.jpg",
  "orientation": "portrait"
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"orientation": "portrait"
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"externalDocuments": [],
"processingDocuments": [
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"filename": "1700299220143_1697100715004.xlsx",
"path": "cases/6556f7db5586e0081588fca4/
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"createdAt": "Sat Nov 18 2023 14:50:20 GMT+0530 (India Standard Time)",
"uploadedBy": "60f915d3f3dd69653a592199"
}
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"updatedAt": "2023-11-20T10:03:16.962Z",
"__v": 0,
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"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Mr. Sandeep Jha",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Sales Manager",
"siteVisitContactNo": "8097547099",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 604.00",
"flatRate": "17000",
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"landOtherRate": "14200",
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"carpetTotal": "0",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 537.00\nEnclosed Balcony Area in
Sq. Ft. = 67.00",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
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"otherCarpetTotal": "0",
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"siteMeasurementRemark": "",
"toBeAdded": "",
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
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Time)",
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| Other Composition : | | | |