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{
  "typeOfReport": {
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    "proposePurchaser": false,
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    "type": "CREDITOFFICER",
    "_id": "6581459b65d49d78457cee95",
    "firstName": "Madhavi",
    "lastName": "Rangari",
    "mobileNo": "",
    "workMobileNo": "8108713837",
    "email": "RbcKalyan.navimumbai@bankofindia.co.in"
  },
  "fees": {
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"name": "Thane",
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400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
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  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
  "mobileNo": "91-8210658782",
  "alternateMobileNo": "",
  "email": "RbcKalyan.navimumbai@bankofindia.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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  "value": "Residential"
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"role": "PICKUPPERSON",
"firstName": "Prakash ",
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"shortName": "PV",
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"role": "SITEENGINEER",
"firstName": "Sameer",
"email": "sameeryp2010@gmail.com",
"lastName": "Parab",
"mobileNo": "8291009567",
"designation": "Site Engineer",
"shortName": "Sameer",
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"role": "FRONTDESK",
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"email": "rashmijadhav14feb@gmail.com",
"lastName": "Jadhav",
"mobileNo": "7738144625",
"designation": "Back Office Coordinatiion",
"shortName": "RJ",
"workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"firstName": "Pratibha",
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  "lastName": "Jadhav",
  "mobileNo": "7738144625",
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        "label": "Registered Valuer"
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "title": {
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        "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
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  "longitude": "73.11643470078707"
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    "remark": "MANUAL_IN_TASK"
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  "value": "Khoni",
  "label": true
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  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Dombivli (East)",
  "label": false
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"label": false
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  "key": "wing",
  "value": "F",
  "label": true
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  "key": "postalCode",
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  "label": false
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood door frame, Flush doors shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"finishing": {
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Town Planner, Thane"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Wing - G",
    "south": "Internal Road",
    "east": "Wing - E"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
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      "south": "Details not available",
      "west": "Details not available"
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  }
}
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      "south": "Details not available",
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  "extraDetailOfProperty": "",
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  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": ""
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  "remark": "",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "38400",
  "landRate": "1230",
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  "squareMeterGuideLineRate": "40320.00",
  "squareFeetGuideLineRate": "3746.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "38400.00",
  "squareMeterGuideLineRate": "40320.00",
  "squareFeetGuideLineRate": "3746.00"
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    "label": "Medium"
  }
},
"propertyTypeOfUseList": {
  "value": "Residential_Purpose",
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"label": "Residential Purpose"
},
"propertyOccupiedByList": {
  "value": "Owner_Occupied",
  "label": "Owner Occupied"
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"monthlyRent": "19,000.00",
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per local norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with One Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  }
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},
"asthetikLook": {
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"dateOfConstruction": {
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  "month": "1",
  "year": "2022",
  "fullDate": "1/1/2022"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
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"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
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  "label": "Connected to Municipal Sewerage System"
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},
"walls": {
  "value": "1",
  "label": "Yes"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "17",
"flatFloorNo": "7",
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"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "812.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65a8bd07e2d9222a6de533f6/
routeMap_1705753155927_Image.png",
    "routeLat": "19.154196",
    "routeLng": "73.116887",
    "stationName": "Dombivli",
    "routeDistance": "10.9 KM"
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "0obwe",
      "name": "0obwe",
      "image": "cases/65a8bd07e2d9222a6de533f6/
routeMap_1705753094522_Image.png"
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  "totalwardrobesRate": "0",
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"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "7650100.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "7650100.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
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    "isHideFloor": false,
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"label": "RCC Plinth",
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"label": "Full Building Rcc",
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"isHideFloor": false,
"status": false
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"status": false
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"label": "Door",
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"status": false
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "status": false
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  "status": false
},
"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
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  "isHideFloor": true,
  "status": true
}
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  "selectedBuildUpValue": "812.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
    }
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      "path": "cases/65a8bd07e2d9222a6de533f6/
externalImg_1705578337903_1705578406967_image_3.jpeg",
      "orientation": "landscape"
    }
  ],
}
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  "orientation": "portrait"
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  "path": "cases/65a8bd07e2d9222a6de533f6/
externallmg_1705578340651_1705578406967_image_9.jpeg",
  "orientation": "portrait"
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  "path": "cases/65a8bd07e2d9222a6de533f6/
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "path": "cases/65a8bd07e2d9222a6de533f6/
externallmg_1705578313729_1705578406967_image_1.jpeg",
  "orientation": "landscape"
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    "path": "cases/65a8bd07e2d9222a6de533f6/
externallmg_1705578314506_1705578406967_image_2.jpeg",
    "orientation": "portrait"
  }
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"societyNameBoardImage": [],
"compositionImages": []
},
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    "min": "10992",
    "max": "11677"
  },
  "builtUpRateRange": {
    "min": "9321",
    "max": "9993"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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"status": true,
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  "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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  "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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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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
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Lead",
"value": "LEAD"
},
siteVisitType": "PARTIAL",
isSiteMeasurementAllowed": true,
finalValuationArea": "677.00",
empanelmentNo": [
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"NMZ/CrMD/SK//2019-20-113"
],
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"status": true,
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"invoices": [],
"paymentId": [],
"_id": "65a8bd07e2d9222a6de533f6",
"ownerName": "Rajkumar R. Dubey and Sharmila Raj Dubey",
"ownerPhoneNo": "9322933118",
"fullAddress": "Residential Flat No. 704, 7th Floor, Wing - F, Marvella, Palava Marvella
B, C, D, E, F & G, Near Jain Mandir, Kalyan Shil Road, Village - Khoni, Taluka - Kalyan,
District - Thane, Dombivli (East), PIN Code - 421 202, State - Maharashtra, India",
"remark": "",
"documents": [
{
  "documentType": {
    "value": "60ae1245aa6d152c1801b2e1",
    "label": "Agreement To Sale"
  },
  "inputs": {
    "documentDate": "27/12/2017",
    "from": {
      "value": "Company",
      "label": "Company"
    },
    "Company": "Palava Dwellers private Limited",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Rajkumar R. Dubey and Sharmila Raj Dubey",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "14888/2017"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "155273",
  "path": "cases/65a8bd07e2d9222a6de533f6/
document_1705563407616_Rajkumaar_Dubey_Rbc_K.pdf",
  "fileName": "document_1705563407616_Rajkumaar_Dubey_Rbc_K.pdf"
},
{

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"documentType": {
  "value": "60ae124baa6d152c1801b2fd",
  "label": "Occupancy Certificate"
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"inputs": {
  "documentDate": "21/09/2022",
  "remark": " issued by Directorate of Town Planning and Pricing- State
Maharashtra, Thane",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "BP / ANVP / Village - Antarli, Khoni & other / SSThane / 2381"
},
"isHardCopy": false,
"displayStatus": true,
"id": "773904",
"path": "cases/65a8bd07e2d9222a6de533f6/document_1705752374508_17057440
46993_2_Occupancy_Certificate__Completion_Certificate__Architects_certificate_of_c
ompletion_for_plotted_development.pdf",
"fileName": "document_1705752374508_1705744046993_2_Occupancy_Certificate
__Completion_Certificate__Architects_certificate_of_completion_for_plotted_developm
ent.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "09/09/2021",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51700013462"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "216231",
  "path": "cases/65a8bd07e2d9222a6de533f6/
document_1705754009696_P51700013462.pdf",
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"fileName": "document_1705754009696_P51700013462.pdf"
}
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  "label": "Retail"
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"caseNumber": "006411",
"createdBy": "6410199a140f140ffc59b58c",
"caseHistory": [
  {
    "id": "319770",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jan 18 2024 11:24:15 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Rajkumar R. Dubey and Sharmila Raj Dubey",
    "phone": "9322933118",
    "ownershipShare": "",
    "email": "",
    "id": "270842"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "898112",
    "name": "Pooja Room",
    "length": "7.00",
    "length1": "7",
    "length2": "00",
    "width": "7.00",
    "width1": "7",
    "width2": "00",
    "totalArea": "49.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "49.00"
  }
]
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},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Living Room",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "170.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "170.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Dining",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "18.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Toilet",
  "length": "",
  "length1": "11",
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"length2": "0",
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"width2": "0",
"totalArea": "33.00",
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"extraAreas": []
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Kitchen",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "54.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "54.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "14.00",
  "length1": "14",
  "length2": "0",
  "width": "7.00",
  "width1": "7",
  "width2": "0",
  "totalArea": "98.00",
  "images": [],
  "finalArea": "98.00",
  "extraAreas": []
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{
```

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  "label": "Square Feet"
},
"id": "6",
"name": "Toilet",
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"length1": "4",
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"width2": "00",
"totalArea": "32.00",
"images": [],
"extraAreas": [],
"finalArea": "32.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Bedroom",
  "length": "11.00",
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  "width2": "0",
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  "images": [],
  "finalArea": "110.00",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
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  "length2": "00",
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"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
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"value": "Dry_Balcony"
},
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"length": "2.00",
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"width": "7.00",
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"extraAreas": [],
"percentage": "100",
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"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"value": "60ae1245aa6d152c1801b2e1",
"label": "Agreement To Sale"
},
"docMeasurementType": {
"value": "Square_Feet",
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    "label": "Square Feet"
  },
  "id": "728797",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "677",
  "squareMeterArea": "62.9",
  "docFinalBuiltUp": "812.4",
  "docFinalBuiltUpSquareMeter": "75.48",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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],
"images": [],
"indicatorArr": [
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    "printlnReport": true,
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    "area": "334",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "source": "magic_bricks",
    "expectedPrice": "3900000",
    "expectedRate": "11676.65",
    "builtUpExpectedRate": "9730.54",
    "image": "cases/65a8bd07e2d9222a6de533f6/indicator_1705743448873_Image.png",
    "squareMeter": "31.03",
    "id": "189946"
  },
  {
    "printlnReport": false,
    "_id": "65ab96b88babf21ac5dac183",
    "property": "Residential Flat",
    "area": "642",
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    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "source": "Housing.Com",
    "expectedPrice": "9534000",
    "expectedRate": "14850.47",
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    "builtUpExpectedRate": "12375.39",
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    "id": "700956"
  },
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    "property": "Residential Flat",
    "area": "443",
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    "saleablePercentage": "0",
    "rateType": "sale_Instance",
    "areaType": "Built_Up",
    "source": "Index_no.2",
    "expectedPrice": "4426806",
    "expectedRate": "9992.79",
    "builtUpExpectedRate": "4426806",
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    "squareMeter": "41.16",
    "id": "124796"
  },
  {
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    "property": "Residential Flat",
    "area": "641",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
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    "expectedPrice": "7169000",
    "expectedRate": "11184.09",
    "builtUpExpectedRate": "9320.07",
    "image": "cases/65a8bd07e2d9222a6de533f6/
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  }
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externallmg_1705578305222_1705578406967_image_0.jpeg",
  "orientation": "portrait"
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  "status": false,
  "_id": "65a90f659c967c12c91d52a6",
  "name": "externallmg_1705578313729_1705578406967_image_1.jpeg",
  "path": "cases/65a8bd07e2d9222a6de533f6/
externallmg_1705578313729_1705578406967_image_1.jpeg",
  "orientation": "landscape"
},
{
  "type": "EXTERNAL_IMAGES",
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+ 2 Toilet + Passage",
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"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 612.00\nDry Balcony Area in Sq. Ft. = 14.00\n\n",
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Name	Length	Width	Total
Composition :			
Pooja Room	7'00"	7'00"	49.00
Living Room	17'00"	10'00"	170.00
Dining	3'00"	6'00"	18.00
Toilet	11'0"	3'0"	33.00
Kitchen	9'00"	6'00"	54.00

Bedroom	14'0"	7'0"	98.00
Toilet	4'00"	8'00"	32.00
Bedroom	11'0"	10'0"	110.00
Passage	6'00"	8'00"	48.00
Other Composition :			
Dry Balcony	2'00"	7'00"	14.00