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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    },
    "type": "CREDITOFFICER",
    "_id": "657c431e3fcadc67776c1649",
    "firstName": "Pradeep Kumar ",
    "lastName": "Sahoo",
    "mobileNo": "",
    "workMobileNo": "9918900173",
    "email": "ubin0555851@unionbankofindia.bank"
  },
  "fees": {
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"organization": {
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  "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"
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"client": {
  "_id": "5fc6a0d8da3c631ed41d1828",
  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "657c431e3fcadc67776c1647",
  "name": "Airoli Branch",
  "branchCode": "555851",
  "mobileNo": "02227693402",
  "alternateMobileNo": "",
  "email": "ubin0555851@unionbankofindia.bank",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Airoli Branch,\nBlacksmith Tower, Ground Floor, Plot No 14, Sector 6,
Airoli, Thane Navi Mumbai-400708"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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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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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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  "designation": ""
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"maker": {
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      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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        }
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    "label": "Chartered Engineer"
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  "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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      "dateTime": "2024-03-09",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
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  "state": {
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    "label": true
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  "value": "C",
  "label": true
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  "key": "district",
  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Thane (West)",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
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"wing": {
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"label": true
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  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "key": "policeStation",
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  "key": "suburb",
  "value": "",
  "label": false
}
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  "roof": {
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    "label": "Proposed RCC SLab"
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "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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}
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"label": "Thane Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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"label": "No"
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"asPerActualAgreement": {
"north": "Internal Road / Lodha iThink",
"west": "Open Plot / Slum Area",
"south": "Slum Area",
"east": "Viviana Mall"
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"setDisplay": false,
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    "approvePlanVerified": "Yes",
    "empanelledOfApprovePlan": "No",
    "unauthorizedConstruction": ""
  },
  "compositeRate": {
    "remark": "1) At the time of visit, Builder has not allowed for site inspection and Internal Photographs. The details about the work progress status has been provided by CRM Ms. Anahata (Contact No. 9819755002).",
    "depreciationPercentage": "",
    "depreciationRatioOfBuilding": "",
    "salvageValue": "",
    "depreciatedCostOfConstruction": "",
    "depreciatedBuildingRate": ""
  },
  "igrRate": {
    "propertyName": "Flat",
    "rate": "124100",
    "landRate": "52100",
    "igrImage": "cases/65ec212bf9222577acc29d9d/igr_1710143762160_Image.png",
    "squareMeterGuideLineRate": "99280.00",
    "squareFeetGuideLineRate": "9223.00"
  },
  "igrFinalRate": {
    "floorRatePercentage": "80",
    "depreciationPercentage": "0",
    "rate": "124100.00",
    "squareMeterGuideLineRate": "99280.00",
    "squareFeetGuideLineRate": "9223.00"
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  "outgoingDetail": {
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      "label": "Medium"
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    "propertyTypeOfUseList": {
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      "label": "Residential Purpose"
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    "propertyOccupiedByList": {
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      "label": "Building Under Construction"
    }
  }
}
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},
"monthlyRent": "N.A.",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed RCC SLab"
  },
  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Along with Two Car Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
},
"typeOfFoundation": {
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  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building Under Construction"
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"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "3",
"noOfAmenityFloors": "",
"noOfFloors": "38",
"flatFloorNo": "12",
"noOfLifts": "7",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65ec212bf9222577acc29d9d/
routeMap_1710150559152_Image.png",
    "routeLat": "19.210764",
    "routeLng": "72.970160",
    "stationName": "Thane",
    "routeDistance": "3.6 Km"
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
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      "name": "qrxhr",
      "image": "cases/65ec212bf9222577acc29d9d/
routeMap_1710150490936_Image.png"
    }
  ]
},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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"electricityDepositsQty": "0",
"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "19399800.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "19399800.00"
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"outward": {
  "status": true,
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  "date": "Mon Mar 11 2024 15:57:49 GMT+0530 (India Standard Time)",
  "number": "2305446",
  "dayCount": "11",
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  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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"label": "RCC Plinth",
"floorsCompleted": "Complete",
"percentage": "5",
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"label": "External Brick Work",
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"status": false
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"externalPlastering": {
"label": "External Plastering",
"floorsCompleted": "",
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"isHideFloor": false,
"status": false
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"door": {
"label": "Door",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"internalPainting": {
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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"passageStaircaseLobbyDevelopment": {
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"percentage": "0.00",
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "10.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "983.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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    }
  ],
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  "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "21609",
    "max": "24049"
  },
  "builtUpRateRange": {
    "min": "19645",
    "max": "21863"
  }
}
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "status": true,
  }
}
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"isEditable": false
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  "quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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"DELIVERY": false,
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"COMPLETED": false
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  "value": "LEAD"
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  "ROS:ADV:Valuer/033:008:2021-22"
],
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"status": true,
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"ownerName": "Mr. Santosh Keshariprasad Pandey & Mrs. Umadevi Santosh Pandey",
"ownerPhoneNo": "8591893968",
"fullAddress": "Residential Flat No. C1205, 12th Floor, Building No C, Ten X ERA
Raymond Realty, Near Viviana Mall, Viviana Mall Road, Village - Panchpakhadi, Taluka
- Thane, District - Thane, Thane (West), PIN Code - 400 606, State - Maharashtra,
India",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "27/10/2023",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Raymond Limited",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      }
    }
  }
]
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    },
    "Allottee": "Mr. Santosh Keshariprasad Pandey & Mrs. Umadevi Santosh Pandey",
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    },
    "No": "7698/2023"
  },
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  "fileName": "document_1709978622996_Raymond_Flat_agreement.pdf"
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{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "15/02/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51700049520"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/65ec212bf9222577acc29d9d/
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  "id": "469099",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Mon Mar 11 2024 14:47:17 GMT+0530 (India Standard Time)"
},
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    "label": "Amended Commencement Certificate"
  },
}
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"inputs": {
  "documentDate": "18/09/2023",
  "nameOfApprovingAuthority": {
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    "label": "Thane Municipal Corporation"
  },
  "number": {
    "value": "V.P._No._",
    "label": "V.P. No. "
  },
  "V.P._No._": "S04 / 0185 / 21 / TMC / TDD / 4470 / 23"
},
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"id": "964826",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Mon Mar 11 2024 14:50:42 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "21/02/2023",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V.P._No._",
      "label": "V.P. No. "
    },
    "V.P._No._": "S04 / 0185 / 21 / TMC / TD - DP / TPS / 4301 / 23 "
  },
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  "displayStatus": true,
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document_1710148954717_1710132079586_Plan.pdf",
  "id": "993251",
  "uploadedBy": "627222afafd7d55eddeddd82",
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}
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}
],
"assignmentType": {
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  "label": "Retail"
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"caseNumber": "007572",
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"caseHistory": [
  {
    "id": "566103",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Mar 09 2024 14:13:23 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Santosh Keshariprasad Pandey & Mrs. Umadevi Santosh Pandey",
    "phone": "8591893968",
    "ownershipShare": "",
    "email": "",
    "id": "479943"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "162134",
    "name": "Living Room",
    "length": "0.00",
    "length1": "0",
    "length2": "00",
    "width": "0.00",
    "width1": "0",
    "width2": "00",
    "totalArea": "0.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "0.00"
  }
],
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    "label": "Square Feet"
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  "length1": "0",
  "length2": "00",
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  "width1": "0",
  "width2": "00",
  "totalArea": "0.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
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    "label": "Square Feet"
  },
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  "length": "0.00",
  "length1": "0",
  "length2": "00",
  "width": "0.00",
  "width1": "0",
  "width2": "00",
  "totalArea": "0.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
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    "label": "Square Feet"
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  "id": "3",
  "name": "Bedroom",
  "length": "0.00",
  "length1": "0",
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"width": "0.00",
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"width2": "00",
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  "length1": "0",
  "length2": "00",
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    "label": "Square Feet"
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  "name": "Toilet",
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  "length1": "0",
  "length2": "00",
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    "label": "Square Feet"
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  "width2": "0",
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  "images": [],
  "finalArea": "0.00",
  "extraAreas": []
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    "label": "Square Feet"
  },
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  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
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    "label": "Square Feet"
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  "id": "8",
  "name": "Balcony",
  "length": "0.00",
  "length1": "0",
  "length2": "00",
  "width": "0.00",
  "width1": "0",
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"extraAreas": [],
"finalArea": "0.00"
}
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
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    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "83.06",
  "totalAreaDocument": "894",
  "docBuiltpUpPercentage": "10",
  "docFinalBuiltpUp": "983.40",
  "docFinalBuiltpUpSquareMeter": "91.36",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "502589"
}
],
"images": [],
"indicatorArr": [
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  "printlnReport": true,
  "_id": "65eeb919857bdc098a991b11",
  "property": "Flat",
  "area": "894",
  "builtpUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Raymond_Reality",
  "expectedPrice": "21200000",
  "expectedRate": "23713.65",
  "builtpUpExpectedRate": "21557.86",
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"image": "cases/65ec212bf9222577acc29d9d/
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"squareMeter": "83.06",
"id": "401820"
},
{
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  "_id": "65eeb919857bdc098a991b12",
  "property": "Flat",
  "area": "894",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "square_yards",
  "expectedPrice": "21500000",
  "expectedRate": "24049.22",
  "builtUpExpectedRate": "21862.92",
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  "id": "260553"
},
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  "area": "894",
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  "expectedPrice": "21000000",
  "expectedRate": "23489.93",
  "builtUpExpectedRate": "21354.48",
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{
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  "property": "Flat",
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"expectedRate": "21714.73",
"builtUpExpectedRate": "19740.66",
"image": "cases/65ec212bf9222577acc29d9d/
indicator_1710143624510_Image.png",
"squareMeter": "83.06",
"id": "516945"
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  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "source": "Index_no.2",
  "expectedPrice": "19318116.00",
  "expectedRate": "21608.63",
  "builtUpExpectedRate": "19644.21",
  "image": "cases/65ec212bf9222577acc29d9d/
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  "squareMeter": "83.06",
  "id": "456811"
}
],
"externallImages": [
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    "status": false,
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    "path": "cases/65ec212bf9222577acc29d9d/
externallmg_r_1710047229219_1710047395312_image_3.jpg",
    "orientation": "portrait"
  },
  {
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    "status": false,
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    "_id": "65ed4003857bdc098a9841c8",
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Name	Length	Width	Total
Composition :			
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Bedroom	0'00"	0'00"	0.00
Bedroom	0'00"	0'00"	0.00
Bedroom	0'00"	0'00"	0.00
Kitchen	0'00"	0'00"	0.00
Toilet	0'00"	0'00"	0.00
Toilet	0'0"	0'0"	0.00
Toilet	0'00"	0'00"	0.00
Balcony	0'00"	0'00"	0.00
Other Composition :			