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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  },
  "toAssess": {
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    },
    "firstName": "Padma",
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    "lastName": "Magdum",
    "mobileNo": "",
    "workMobileNo": "9096473962",
    "email": "1brmgr1216@mahabank.co.in"
  },
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  },
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"organization": {
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  "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": {
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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  "email": "brmgr1216@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Thane Muncpal Corporation Building, Ground FLOOR, Panchpakhadi
Thane ( West)-400602\n"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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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": {
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  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f915d3f3dd69653a592199/
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  "role": "FRONTDESK",
  "firstName": "Pratibha",
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  "lastName": "Shilvantha",
  "mobileNo": "9821518537",
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  "mobileNo": "9004134140",
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        "label": "Registered Valuer"
      }
    ]
  },
  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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    "number": "AM161706-3"
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    "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
}
],
"clientType": {
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  "label": "BANK"
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"location": {
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"schedule": [],
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    "remark": ""
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  {
    "status": "COMPLETED",
    "dateTime": "2024-06-29",
    "remark": "MANUAL_IN_TASK"
  }
]
},
"marketAnalysisAndRemark": {
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  "lumpsumValue": "1",
  "rateMax": "31000",
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    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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  "label": "3 BHK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "label": true
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  "name": "City",
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  "value": "Thane (West)",
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  "value": "",
  "label": true
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  "value": "Bliss",
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  "value": "",
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"key": "landmark",
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"label": false
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  "value": "",
  "label": true
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  "key": "projectName",
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "selectNo",
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  "key": "municipalityWardNo",
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  "label": true
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"value": "",
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"value": "",
"label": false
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"value": "Proposed_Vitrified_tiles_flooring"
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"value": "Proposed_Teak_wood_door_frame_with_flush_doors"
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"windows": {
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"value": "Proposed_Powder_coated_aluminium_sliding_windows"
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"fittings": {
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"finishing": {
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  "value": "Proposed_Cement_Plastering"
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    "label": "Joint Ownership"
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Urban"
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  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Raymond Realty Road",
    "south": "Overhead Tank",
    "east": "Open Plot"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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"asPerDocument": {
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  "east": "Details not available",
  "south": "Details not available",
  "west": "Details not available"
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"title": "Boundaries of The Flat"
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  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per site information / As per approved plan. The
composition of Residential Flat will be 3 Bedroom + Kitchen + Livingroom + Dining + 3
Toilets",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan V.P. No. .S04 / 0189 /
22 / TD-CB / TDO / 0026 / (PIC) / 2023 / AU to DCR Dated 22.11.2023 issued by
Thane Municipal Corporation.",
"approvePlanVerified": "Building is under construction",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "The details about the work progress status has been provided by Sales
Person Ms. Pooja (CRM)(Contact No. 022-268377801).",
  "depreciationPercentage": "",
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  "rate": "124100",
  "landRate": "52100",
  "igrImage": "cases/667e9de7f2f6e563fafd1b5d/igr_1719812052222_Image.png",
  "squareMeterGuideLineRate": "148920.00",
  "squareFeetGuideLineRate": "13835.00"
},
"igrFinalRate": {
  "floorRatePercentage": "20",
  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "148920.00",
  "squareFeetGuideLineRate": "13835.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "label": "Ordinary",
    "value": "Ordinary"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per TMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
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"marketability": {
  "marketabilityList": {
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"value": "Good",
"label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
"roof": {
"value": "Proposed_R.C.C._Slab",
"label": "Proposed R.C.C. Slab"
},
"partitions": {
"value": "Proposed_6\"_Thk._Brick_Masonry",
"label": "Proposed 6\" Thk. Brick Masonery"
},
"waterTank": {
"label": "Proposed Municipal Water Supply",
"value": "Proposed_Municipal_Water_Supply"
},
"pavementLaid": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"carParking": "Proposed Along with 2 Car Parking Space",
"constructionWorkStatus": {
"label": "Under Construction",
"value": "InProgress"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "",
"month": "1",
"year": "2028",
"fullDate": "1/1/2028"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
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"value": "Proposed_R.C.C_Framed_Structure"
},
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  "label": "Proposed R.C.C. Foundation"
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  "value": "Building_is_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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  "value": "Building_is_under_construction_"
},
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  "value": "Building_is_under_construction_"
},
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
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"label": "Building Under Construction"
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "Lower_Ground+_Upper_Ground_Floor",
  "label": "Lower Ground + Upper Ground Floor"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": false,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "4",
"noOfAmenityFloors": "0",
"noOfFloors": "40",
"flatFloorNo": "34",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "1295.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/667e9de7f2f6e563fafd1b5d/
routeMap_1719818056718_Image.png",
    "routeLat": "19.210611",
    "routeLng": "72.965982",
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    "routeDistance": "4.2 Km"
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    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "t9a1qn",
      "name": "t9a1qn",
      "image": "cases/667e9de7f2f6e563fafd1b5d/
routeMap_1719817926195_Image.png"
    }
  ],
  "valuation": {
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      "depreciatedCostOfConstruction": "",
      "totalFairMarketValue": ""
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    "totalkitchenArrangementsRate": "0",
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    "totalsuperfineFinishRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "29450000.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
    "percentage": "0.00",
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    "status": false
  }
},
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
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  "status": false
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"externalPainting": {
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  "status": false
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  "status": false
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    "label": "Work Completed (%)",
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      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "path": "cases/667e9de7f2f6e563fafd1b5d/
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      "orientation": "landscape"
    }
  ]
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"indicatorRange": {
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    "min": "23446.00",
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  "builtUpRateRange": {
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"max": "25395.00"
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"saleableRateRange": {
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    "quantity": "0.00",
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    "isEditable": true
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    "estimatedValue": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Giridhar Keshav Durge & Ms. Nishigandha Nanasaheb Pawar",
"ownerPhoneNo": "9503318623",
"fullAddress": "Residential Flat No. 3404, 34th Floor, Bliss, The Address By GS Tower
D, Near Singhania School, J. K. Gram, Village - Panchpakhadi, Taluka - Thane, District
- Thane, Thane (West), PIN Code - 400 606, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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"documentType": {
  "value": "60af48bf2ffdf65bcd6585fa",
  "label": "Agreement for sale"
},
"inputs": {
  "documentDate": "19/06/2024",
  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "Raymond Limited",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mr. Giridhar Keshav Durge & Ms. Nishigandha Nanasaheb Pawar",
  "number": {
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    "label": "No"
  },
  "No": "4508/2024"
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"isHardCopy": false,
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document_1719573983215_BOM_TMCGiridhar__Durge.pdf",
"id": "951531",
"uploadedBy": "656aa949cebbe1714411d21b",
"createdAt": "Fri Jun 28 2024 16:56:31 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "11/12/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
}
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    "No": "P51700053947"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "id": "587986",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Mon Jul 01 2024 12:22:56 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "22/11/2023",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V.P._No._",
      "label": "V.P. No. "
    },
    "V.P._No._": "S04 / 0189 / 22 (Plot C) / TMC / TDD / 0026 / (PIC) / 2023 / AU to
DCR"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "346255",
  "path": "cases/667e9de7f2f6e563fafd1b5d/document_1719817013174_1_Commenc
ement_Certificates___NA_Order_for_plotted_development__20240701T115738055.pdf
",
  "fileName": "document_1719817013174_1_Commencement_Certificates___NA_Or
der_for_plotted_development__20240701T115738055.pdf"
},
{
  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "22/11/2023",
    "nameOfApprovingAuthority": {
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    "value": "Thane_Municipal_Corporation",
    "label": "Thane Municipal Corporation"
  },
  "number": {
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    "label": "V.P. No. "
  },
  "V.P._No._": "S04 / 0189 / 22 / TD-CB / TDO / 0026 / (PIC) / 2023 / AU to DCR "
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"path": "cases/667e9de7f2f6e563fafd1b5d/document_1719817240793_10_Building
_Plan_Approval___NA_Order_for_plotted_development_9.pdf",
"id": "551082",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Mon Jul 01 2024 12:30:41 GMT+0530 (India Standard Time)"
}
],
"assignmentType": {
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  "label": "Retail"
},
"caseNumber": "009614",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "983918",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jun 28 2024 16:56:31 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Giridhar Keshav Durge & Ms. Nishigandha Nanasaheb Pawar",
    "phone": "9503318623",
    "ownershipShare": "",
    "email": "",
    "id": "914323"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
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"areaType": {
  "label": "Carpet",
  "value": "Carpet"
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"providedBy": {
  "label": "Owner",
  "value": "Owner"
},
"_id": "6681a01eced8830bbeacaec58",
"area": "1100",
"providedByName": "Mr. Giridhar Keshav Durge & Ms. Nishigandha Nanasaheb
Pawar",
"providedByContactNo": "9503318623"
}
],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
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    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "109.44",
  "totalAreaDocument": "1178",
  "docBultupPercentage": "10",
  "docFinalBultUp": "1295.80",
  "docFinalBultUpSquareMeter": "120.38",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "765004"
}
],
"images": [],
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    "area": "1099.00",
    "squareMeterArea": "102.10",
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"expectedRate": "27934.49",
"percentage": ""
},
"builtUpArea": {
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  "expectedRate": "25394.99",
  "percentage": "10"
},
"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"property": "The Address By GS, Thane West",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Higher",
"source": "magic_bricks",
"expectedPrice": "30700000",
"expectedRate": "27934.49",
"builtUpExpectedRate": "25394.99",
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"squareMeter": "102.10",
"id": "472608"
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    "squareMeterArea": "102.10",
    "expectedRate": "25113.74",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1208.90",
    "squareMeterArea": "112.31",
    "expectedRate": "22830.67",
    "percentage": "10"
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"areaType": "Carpet",
"floor": "2",
"source": "magic_bricks",
"expectedPrice": "27600000",
"expectedRate": "25113.74",
"builtUpExpectedRate": "22830.67",
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"id": "865525"
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"carpetArea": {
"area": "1093.00",
"squareMeterArea": "101.54",
"expectedRate": "25526.08",
"percentage": ""
},
"builtUpArea": {
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"squareMeterArea": "111.70",
"expectedRate": "23205.52",
"percentage": "10"
},
"saleableArea": {
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
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"area": "1093",
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"expectedPrice": "27900000",
"expectedRate": "25526.08",
"builtUpExpectedRate": "23205.52",
"image": "cases/667e9de7f2f6e563fafd1b5d/indicator_1719811809734_Image.png",
"squareMeter": "101.54",
"id": "892826"
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{
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    "squareMeterArea": "109.44",
    "expectedRate": "23445.53",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1295.80",
    "squareMeterArea": "120.38",
    "expectedRate": "21314.12",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "property": "The Address By GS, Thane West",
  "area": "1178",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "35",
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  "expectedRate": "23445.53",
  "builtUpExpectedRate": "21314.12",
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    "id": "730294"
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    "orientation": "portrait"
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    "path": "cases/667e9de7f2f6e563fafd1b5d/
externalImg_1719920069599_WhatsApp_Image_20240702_at_160439.jpeg",
    "orientation": "landscape"
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  {
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    "status": false,
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    "path": "cases/667e9de7f2f6e563fafd1b5d/
externalImg_1719920069972_WhatsApp_Image_20240702_at_160440.jpeg",
    "orientation": "landscape"
  }
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"externalDocuments": [],
"processingDocuments": [
  {
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73_1695465043548_1694516251783_1694241590859_Calculation_1_2.xlsx",
    "filename": "1719811607325_1716026508753_1715323634339_1711606660630_1
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sx",
    "path": "cases/667e9de7f2f6e563fafd1b5d/processingDocuments/1719811607325_
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(9).pdf",
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_development_9.pdf",
"path": "cases/667e9de7f2f6e563fafd1b5d/processingDocuments/1719819441144_
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