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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Padma",
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    "lastName": "Magdum",
    "mobileNo": "",
    "workMobileNo": "9096473962",
    "email": "1brmgr1216@mahabank.co.in"
  },
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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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  "name": "T M C Branch Thanet",
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  "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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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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  "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",
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  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60092304a16fab0f2af9b0c2/
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  "mobileNo": "8369040652",
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        "label": "Registered Valuer"
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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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"
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    "remark": ""
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  {
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    "dateTime": "2024-07-16",
    "remark": "MANUAL_IN_TASK"
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    "name": "Carpet",
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  "label": false
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  "value": "",
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"label": false
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"label": false
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"label": "Teak Wood Door frame with Solid flush door"
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"windows": {
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"label": "Powder Coated Aluminium Sliding"
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"label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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    "value": "MiddleClass"
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Rashid Compound",
    "south": "Shani Maruti Mandir",
    "east": "Mumbai Pune Road"
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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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  "whichTheLocalityIsServed": {
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    },
    "taxies": {
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    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": " Copy of Approved Building Plan No. S09 / 0035 / 12 / TMC / TDD / 3327 / 20 Dated 09.01.2020 issued by Thane Municipal Corporation.",
  "approvePlanVerified": "Building is under Construction",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "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 Site Supervisor Mr. Hayat Ali (Contact No. 7045983412).",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "38200",
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  "squareMeterGuideLineRate": "42020.00",
  "squareFeetGuideLineRate": "3904.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "38200.00",
  "squareMeterGuideLineRate": "42020.00",
  "squareFeetGuideLineRate": "3904.00"
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  "propertyTypeOfUseList": {
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    "value": "Residential_Purpose"
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  "propertyOccupiedByList": {
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    "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"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "label": "Proposed Municipal Water Supply",
    "value": "Proposed_Municipal_Water_Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Covered car Parking",
  "constructionWorkStatus": {
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    "value": "InProgress"
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  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
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    "value": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed"
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  "typeOfFoundation": {
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    "label": "Proposed R.C.C. Foundation"
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  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"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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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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  "value": "Building_Under_Construction"
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"provisionOfFirefighting": {
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  "label": "Building Under Construction"
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  "value": "ground"
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
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"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
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"noOfAmenityFloors": "",
"noOfFloors": "17",
"flatFloorNo": "16",
"noOfLifts": "7",
"noOfDwellingUnitsInBuilding": "9"
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"finalPlinthArea": {
  "area": "324.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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    "routeLat": "19.190240",
    "routeLng": "73.022643",
    "stationName": "Mumbra",
    "routeDistance": "190M",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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    "name": "caivqu",
    "image": "cases/6696200045f46c711125a3f3/
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  }
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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"outward": {
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    "status": true
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  "fullBuildingRcc": {
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  "internalBrickWork": {
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"externalPlastering": {
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  "status": true
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  "status": true
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"window": {
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  "floorsCompleted": "19",
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  "floorsCompleted": "19",
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  "status": true
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"compositionImages": []
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    "max": "8584.00"
  },
  "builtUpRateRange": {
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    "max": "7143.00"
  },
  "saleableRateRange": {
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  "isEditable": true
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"status": true,
"isEditable": true
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"estimatedValue": "0.00",
"status": true,
"isEditable": 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
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"ownerName": "Abdul Kader Abdul Rauf Patel ",
"ownerPhoneNo": "9821907793",
"fullAddress": "Residential Flat No. 1604, 16th Floor, Marina Building, Near Mumbra
Station , Village - Mumbra, Mumbra, Thane, Taluka - Thane, District - Thane, PIN Code
- 400 612, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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    },
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Virani Construction Company ",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Abdul Kader Abdul Rauf Patel ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "12480/2024"
    },
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800018633"
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"createdAt": "Thu Jul 25 2024 15:32:56 GMT+0530 (India Standard Time)"
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{
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
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der_for_plotted_development_38.pdf"
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      "label": "Approved Building Plan"
    },
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        "label": "Thane Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "S09 / 0035 / 12 / TMC / TDD / 3327 / 20 "
    },
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"document_1721903100146_14_Copy_of_Layout_Approval_in_case_of_layout_4.pdf"
  }
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  "label": "Retail"
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"caseNumber": "009937",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "312389",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jul 16 2024 12:53:44 GMT+0530 (India Standard Time)"
  }
]
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],
"owners": [
  {
    "name": "Abdul Kader Abdul Rauf Patel ",
    "phone": "9821907793",
    "ownershipShare": "",
    "email": "",
    "id": "231855"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "66973c94b3cce62ca0c79f99",
    "area": "450",
    "providedByName": "Abdul Kader Abdul Rauf Patel ",
    "providedByContactNo": "9821907793"
  }
],
"composition": [
  {
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      "value": "Square_Feet"
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    "name": "Living Room",
    "length": "0.00",
    "length1": "0",
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    "width2": "00",
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    "images": [],
    "extraAreas": [],
    "finalArea": "0.00"
  },

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{
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    "value": "Square_Feet"
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  "name": "Bedroom",
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  "length1": "0",
  "length2": "00",
  "width": "0.00",
  "width1": "0",
  "width2": "00",
  "totalArea": "0.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
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{
  "measurementType": {
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    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "",
  "length1": "0",
  "length2": "0",
  "width": "",
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  "width2": "0",
  "totalArea": "0.00",
  "images": [],
  "finalArea": "0.00",
  "extraAreas": []
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{
  "measurementType": {
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    "value": "Square_Feet"
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  "name": "Toilet",
  "length": "0.00",
  "length1": "0",
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    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "27.41",
  "totalAreaDocument": "295.00",
  "docBuiltupPercentage": "10",
  "docFinalBuiltUp": "324.50",
  "docFinalBuiltUpSquareMeter": "30.15",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "568092"
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],
"images": [],
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    "squareMeterArea": "28.43",
    "expectedRate": "7251.63",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "31.27",
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"property": "Saffron Enclaves, Ilthan, Mumbra, Thane, ",
"area": "306.00",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"floor": "",
"source": "Housing.Com",
"expectedPrice": "2219000.00",
"expectedRate": "7251.63",
"builtUpExpectedRate": "6592.39",
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"id": "597006"
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{
  "carpetArea": {
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    "squareMeterArea": "41.80",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "45.98",
    "expectedRate": "6162.61",
    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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"property": "SANMAN PARK Ilthan, Mumbra, Thane",
"area": "449.93",
"builtUpPercentage": "10",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
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"expectedRate": "6778.83",
"builtUpExpectedRate": "6162.61",
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"id": "562762"
},
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    "squareMeterArea": "43.29",
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  "builtUpArea": {
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    "squareMeterArea": "52.03",
    "expectedRate": "7142.86",
    "percentage": ""
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
  },
  {
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    "name": "externalImg_1721187658792_image.jpeg",
    "path": "cases/6696200045f46c711125a3f3/
externalImg_1721187658792_image.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externalImg_1721187661748_image.jpeg",
    "path": "cases/6696200045f46c711125a3f3/
externalImg_1721187661748_image.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externalImg_1721187663123_image.jpeg",
    "path": "cases/6696200045f46c711125a3f3/
externalImg_1721187663123_image.jpeg",
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  }
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"externalDocuments": [],
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"processingDocuments": [],
"leadRemarks": [],
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"remarks": [
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      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Nitesh",
      "lastName": "Khedekar",
      "profilePhoto": "users/60092304a16fab0f2af9b0c2/
profilePhoto_1681212511436_IMG3094.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "669b7a9be4681c3f5823caa2",
    "note": "VCP",
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    "createdAt": "2024-07-20T08:51:39.706Z"
  },
  {
    "createdBy": {
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      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Nitesh",
      "lastName": "Khedekar",
      "profilePhoto": "users/60092304a16fab0f2af9b0c2/
profilePhoto_1681212511436_IMG3094.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
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    "note": "DONE ",
    "taskId": "669620089b7289714abe2b9e",
    "createdAt": "2024-07-25T09:00:37.915Z"
  },
  {
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      "_id": "60092304a16fab0f2af9b0c2",
      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Nitesh",
      "lastName": "Khedekar",
      "profilePhoto": "users/60092304a16fab0f2af9b0c2/
profilePhoto_1681212511436_IMG3094.jpg"
    }
  }
]
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    "display": true,
    "status": true,
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  }
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"createdAt": "2024-07-16T07:23:44.629Z",
"updatedAt": "2024-07-26T06:09:03.826Z",
"__v": 0,
"updatedBy": "60092304a16fab0f2af9b0c2",
"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Mr. Hayat Ali",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Site Supervisor",
"siteVisitContactNo": "7045983412",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Toilet",
"carpetTotal": "0.00",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"siteVisitDate": "2024-07-16",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 295.00",
"flatRate": "8200.00",
"landOtherRate": "5400",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
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"builtupPercentage": "10",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
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"finalSalableArea": "0.00",
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"toBeAdded": "",
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"landDetails": {
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    "value": "Free_Hold"
  },
  "leaseDetails": {
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    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
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    "leaseDate": ""
  }
},
"reportGeneratedDate": "Thu Jul 25 2024 14:57:11 GMT+0530 (India Standard Time)"
}

```

| Name | Length | Width | Total |
|------------------------|---------------|--------------|--------------|
| Composition : | | | |
| Living Room | 0'00" | 0'00" | 0.00 |
| Bedroom | 0'00" | 0'00" | 0.00 |
| Kitchen | 0'0" | 0'0" | 0.00 |
| Toilet | 0'00" | 0'00" | 0.00 |
| Other Composition : | | | |