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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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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",
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  "initial": "BOM",
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  "status": true
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  "fax": "",
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  "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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  "label": "Residential",
  "value": "Residential"
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  "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",
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    "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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  "label": true
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  "value": "",
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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": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Rashid Compound\n",
    "south": "Shani Maruti Mandir",
    "east": "Mumbai Pune Road"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
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      "south": "Details not available",
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  }
}
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    },
    "taxies": {
      "title": "Taxies"
    },
    "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": "No",
  "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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  "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"
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  "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": {
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    "label": "Good"
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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 Open Parking",
  "constructionWorkStatus": {
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    "value": "InProgress"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
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    "value": "Residential"
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  "typeOfStructure": {
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    "label": "Proposed R.C.C Framed Structure"
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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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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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  "value": "Building_Under_Construction"
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"systemOfAirConditioning": {
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  "provisionOfFirefighting": {
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  "groundStilt": {
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    "value": "ground"
  },
  "yearOfConstructionAsPer": {
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    "label": "Approx."
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "0",
  "ageOfBuilding": "0",
  "noOfBasement": "",
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  "noOfAmenityFloors": "",
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  "flatFloorNo": "16",
  "noOfLifts": "7",
  "noOfDwellingUnitsInBuilding": "9"
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"finalPlinthArea": {
  "area": "330.70",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeLng": "73.022643",
    "stationName": "Mumbra",
    "routeDistance": "190M",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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    "name": "caivqu",
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  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
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"distressValuePercentage": "80",
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"outward": {
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  "number": "2307423",
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  "generatedBy": "60092304a16fab0f2af9b0c2"
},
"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
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    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "19",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
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"internalBrickWork": {
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  "floorsCompleted": "19",
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  "status": true
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"externalBrickWork": {
  "label": "External Brick Work",
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  "percentage": "7.00",
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  "status": true
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  "status": true
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "19",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
},
"door": {
  "label": "Door",
  "floorsCompleted": "19",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "19",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "19",
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"percentage": "10.00",
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  "isHideFloor": false,
  "status": true
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "19",
  "percentage": "1.50",
  "isHideFloor": false,
  "status": true
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "19",
  "percentage": "5.00",
  "isHideFloor": false,
  "status": true
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"liftInstallation": {
  "label": "Lift Installation",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
},
}
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"workCompleted": {
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  "status": true
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  "selectedBuildUpValue": "330.70",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
    }
  ],
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  "externalPhotos": [
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      "orientation": "portrait"
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      "status": false,
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    "path": "cases/66a2320fa15f6c43fe269ba3/
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externallmg_1721187658792_image.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "6779.00",
    "max": "8584.00"
  },
  "builtUpRateRange": {
    "min": "6163.00",
    "max": "7143.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "estimatedValue": "0.00",
    "status": true,
  }
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "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,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
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"value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "300.64",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66a2320fa15f6c43fe269ba3",
"ownerName": "Abdul Kader Abdul Rauf Patel ",
"ownerPhoneNo": "9821907793",
"fullAddress": "Residential Flat No. 1605, 16th Floor, Marina Building, Near Mumbra
Station , Village - Mumbra, Mumbra, Thane, Taluka - Thane, District - Thane, PIN Code
- 400 612, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "04/07/2024",
      "from": {
        "value": "Promoter",
        "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": "12481 / 2024"
    }
  },

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"displayStatus": true,
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document_1721906327674_Bom_Tmc_Br_1605_doc.pdf",
"id": "103739",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Thu Jul 25 2024 16:48:52 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "22/11/2018",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800018633"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/66a2320fa15f6c43fe269ba3/
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"id": "371202",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Thu Jul 25 2024 16:50:41 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "09/01/2020",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    }
  },
}
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"number": {
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  "label": "No"
},
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"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Thu Jul 25 2024 16:51:30 GMT+0530 (India Standard Time)"
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{
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "09/01/2020",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "S09 / 0035 / 12 / TMC / TDD / 3327 / 20"
},
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"displayStatus": true,
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"path": "cases/66a2320fa15f6c43fe269ba3/
document_1721906558762_14_Copy_of_Layout_Approval_in_case_of_layout_4.pdf",
"id": "529322",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Thu Jul 25 2024 16:52:39 GMT+0530 (India Standard Time)"
}
],
"assignmentType": {
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  "label": "Retail"
}
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},
"caseNumber": "010166",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
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    "id": "312389",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jul 16 2024 12:53:44 GMT+0530 (India Standard Time)"
  }
],
"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": [
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "1",
    "name": "Living Room",
    "length": "0.00",
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"length1": "0",
"length2": "00",
"width": "0.00",
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "0.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "0.00",
  "length1": "0",
  "length2": "00",
  "width": "0.00",
  "width1": "0",
  "width2": "00",
  "totalArea": "0.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "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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{
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    "value": "Square_Feet"
  },
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  "name": "Toilet",
  "length": "0.00",
  "length1": "0",
  "length2": "00",
  "width": "0.00",
  "width1": "0",
  "width2": "00",
  "totalArea": "0.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "110846",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "300.64",
    "squareMeterArea": "27.93",
    "docFinalBuiltUp": "330.704",
    "docFinalBuiltUpSquareMeter": "30.723",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
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"carpetArea": {
  "area": "306.00",
  "squareMeterArea": "28.43",
  "expectedRate": "7251.63",
  "percentage": ""
},
"builtUpArea": {
  "area": "336.60",
  "squareMeterArea": "31.27",
  "expectedRate": "6592.39",
  "percentage": "10"
},
"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "669b7a97e4681c3f5823ca9d",
"property": "Saffron Enclaves, Ilthan, Mumbra, Thane,",
"area": "306.00",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "2219000.00",
"expectedRate": "7251.63",
"builtUpExpectedRate": "6592.39",
"image": "cases/66a2320fa15f6c43fe269ba3/indicator_1721461066577_Image.png",
"squareMeter": "28.43",
"id": "597006"
},
{
  "carpetArea": {
    "area": "449.93",
    "squareMeterArea": "41.80",
    "expectedRate": "6778.83",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "494.92",
    "squareMeterArea": "45.98",
    "expectedRate": "6162.61",
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"percentage": "10"
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"saleableArea": {
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  "percentage": ""
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"printlnReport": true,
"_id": "669b7a97e4681c3f5823ca9e",
"property": "SANMAN PARK Ilthan, Mumbra, Thane",
"area": "449.93",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "3050000.00",
"expectedRate": "6778.83",
"builtUpExpectedRate": "6162.61",
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"squareMeter": "41.80",
"id": "562762"
},
{
  "carpetArea": {
    "area": "466.00",
    "squareMeterArea": "43.29",
    "expectedRate": "8583.69",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "560.00",
    "squareMeterArea": "52.03",
    "expectedRate": "7142.86",
    "percentage": ""
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "669b7a97e4681c3f5823ca9f",
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"property": "2 BHK Flat In Sayeeda Villa For Sale In Mumbra East",
"area": "560.00",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "4000000.00",
"expectedRate": "8583.69",
"builtUpExpectedRate": "4000000.00",
"image": "cases/66a2320fa15f6c43fe269ba3/indicator_1721465097969_Image.png",
"squareMeter": "52.03",
"id": "468545"
}
],
"externalImages": [
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  "path": "cases/66a2320fa15f6c43fe269ba3/
externalImg_1721187610596_image.jpeg",
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},
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  "path": "cases/66a2320fa15f6c43fe269ba3/
externalImg_1721187619818_image.jpeg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "name": "externalImg_1721187628358_image.jpeg",
  "path": "cases/66a2320fa15f6c43fe269ba3/
externalImg_1721187628358_image.jpeg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
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"status": false,
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externalimg_1721187633052_image.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
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|---------------|---------------|--------------|--------------|
| 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 :

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