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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
  },
  "purposeOfValuation": {
    "value": "Housing_Loan",
    "label": "Housing Loan"
  },
  "masterTypeOfPurpose": {
    "value": "Non_SARFAESI",
    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "64eefb53eb1f822256dc8fd5"
    },
    "firstName": "Shashank",
    "type": "CREDITOFFICER",
    "_id": "66aa25866ade5c6fb59be3d9",
    "email": "bom1302@mahabank.co.in",
    "lastName": "Sharma",
    "mobileNo": "",
    "workMobileNo": "9799873713"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": null,
    "quotedAmount": ""
  },
}
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d180e",
  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "64eefb53eb1f822256dc8fd5",
  "name": "Ghodbunder Road Branch",
  "branchCode": "",
  "mobileNo": "022 25895856",
  "alternateMobileNo": "",
  "email": "bom1302@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 8 & 9, Pride Park, Near R-Mall, Ghodbunder Road, Thane -400
607 "
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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  "zoneName": "THANE ZONE"
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  "_id": "656aa949cebbe1714411d21b",
  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "_id": "627222afafd7d55eddeddd82",
  "role": "FRONTDESK",
  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvantha",
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"checker": {
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"valuers": [
  {
    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
          "label": "IBBI"
        },
        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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    ],
    {
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        "value": "FIIV",
        "label": "FIIV"
      }
    }
  }
]
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    },
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      "label": "Chartered Engineer"
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    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
  },
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      "label": "Registered Valuer"
    },
    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
  }
],
"shortName": "MBC",
"workWithDocumentMaker": "",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
  "value": "BANK",
  "label": "BANK"
},
"location": {
  "latitude": "19.232220101189764",
  "longitude": "72.98732764672283"
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"geo": {
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  "coordinates": [
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"siteVisit": {
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"siteVisitStatus": true,
"schedule": [],
"visitedDate": [
  {
    "status": "COMPLETED",
    "dateTime": "2024-08-01T17:58:02.393Z",
    "remark": ""
  }
]
},
"marketAnalysisAndRemark": {
  "audioNotes": [],
  "remark": null,
  "rateMin": "14000",
  "lumpsumValue": "1",
  "rateMax": "15000",
  "areaType": {
    "Name": "Carpet",
    "Value": "Carpet",
    "name": "Carpet",
    "value": "Carpet"
  }
},
"compositionFlatType": {
  "value": "1BHK",
  "label": "1 BHK"
},
"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
  "state": {
    "status": true,
    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
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    "key": "country",
    "value": "India",
    "label": false
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},
"village": {
  "status": true,
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  "key": "village",
  "value": "Kavesar",
  "label": true
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  "status": true,
  "name": "Floor No",
  "key": "floorNo",
  "value": "2",
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"buildingNo": {
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  "value": "",
  "label": true
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"district": {
  "status": true,
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  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
  "status": true,
  "name": "City",
  "key": "city",
  "value": "Thane (West)",
  "label": false
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"tahasilNo": {
  "status": false,
  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
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  "name": "Taluka",
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"key": "taluka",
"value": "Thane",
"label": true
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"plotNo": {
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  "value": "",
  "label": true
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"buildingName": {
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  "name": "Building Name",
  "key": "buildingName",
  "value": "Ivy",
  "label": false
},
"selectArea": {
  "status": false,
  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "name": "Street 1",
  "key": "street1",
  "value": "Off. Ghodbunder Road",
  "label": false
},
"street2": {
  "status": true,
  "name": "Street 2",
  "key": "street2",
  "value": "Waghbil Road",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Type T1A",
  "label": false
},
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  "value": "",
  "label": true
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  "name": "Project Name",
  "key": "projectName",
  "value": "Orovia Phase I Project",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "label": true
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"key": "blockNo",
"value": "",
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},
"selectNo": {
  "status": true,
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  "key": "selectNo",
  "value": "201",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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"mouza": {
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
  "status": false,
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "name": "Postal Code",
  "key": "postalCode",
  "value": "PIN Code – 400 607",
  "label": false
},
"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "label": "R. C. C. Slab",
    "value": "rcc_Slab"
  },
  "flooring": {
    "label": "Vitrified tile flooring",
    "value": "Vitrified_tile_flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "label": "Powder coated Aluminum sliding windows",
    "value": "Powder_coated_Aluminum_sliding_windows"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
    "value": "Cement_Plastering_+_POP_Finish",

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    "label": "Cement Plastering + POP Finish"
  }
},
"general": {
  "ownership": {
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    "label": "company ownership"
  },
  "populationClassList": {
    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
    "label": "Urban",
    "value": "Urban"
  },
  "townplanApprovedByList": {
    "label": "Thane Municipal Corporation",
    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Internal Road",
    "west": "Internal Road",
    "south": "Bhoomi Acres Phase - I",
    "east": "Garden"
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "Flat No. 206",
      "east": "Flat No. 202",
      "south": "Flat No. 203",
      "west": "Lift"
    },
    "asPerDocument": {
      "north": "Details not available",
      "east": "Details not available",
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    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "110600",
  "landRate": "23400",
  "igrImage": "cases/66aa1f717a0b656fbbdd362c/igr_1723004773879_Image.png",
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"squareMeterGuideLineRate": "110600.00",
"squareFeetGuideLineRate": "10275.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "95",
  "rate": "9870.00",
  "squareFeetGuideLineRate": "9870.00",
  "squareMeterGuideLineRate": "106240.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Middle_Class",
    "label": "Middle Class"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Vacant",
    "value": "Vacant"
  },
  "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": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  }
}
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},
"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Along with One Covered Car Parking",
"constructionWorkStatus": {
  "label": "Completed",
  "value": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2021",
  "fullDate": "1/1/2021"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
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"label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
}
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "1",
"noOfPodium": "2",
"noOfAmenityFloors": "0",
"noOfFloors": "27",
"flatFloorNo": "2",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "487.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66aa1f717a0b656fbbdd362c/
routeMap_1723011573272_Image.png",
    "routeLat": "19.263332",
    "routeLng": "72.979276",
    "stationName": "Thane",
    "routeDistance": "9.4 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
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"showLocation": {
  "latlng": false,
  "finallatlng": false
},
"locationMapImg": [
  {
    "id": "ii27ze",
    "name": "ii27ze",
    "image": "cases/66aa1f717a0b656fbbdd362c/
routeMap_1723011548197_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "status": false
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    "orientation": "portrait"
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  "orientation": "landscape"
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  "name": "externallmg_1722535102064_image.jpeg",
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  "orientation": "landscape"
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"compositionImages": []
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
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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
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"ownerPhoneNo": "9433849489",
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T1A, Off. Ghodbunder Road, Waghbil Road, Village - Kavesar, Taluka - Thane, District -
Thane, Thane (West), PIN Code – 400 607, State - Maharashtra, India",
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        "label": "Developers"
      },
      "Developers": "Vijay Suraksha Realty LLP",
      "to": {
        "value": "purchaser",
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      "purchaser": "M/s. Estatto Realty & Wealth Solutions LLP",
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      "label": "Maharashtra Real Estate Regulatory Authority"
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    "number": {
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      "label": "No"
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"createdAt": "Wed Aug 07 2024 10:36:21 GMT+0530 (India Standard Time)"
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    "label": "Amended Commencement Certificate"
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  "inputs": {
    "documentDate": "17/12/2018",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
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    "label": "Thane Municipal Corporation"
  },
  "number": {
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    "label": "V.P. No. "
  },
  "V.P._No._": "S06 / 0017 / 08 / TMC / TDD / 2917 / 18"
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    "label": "Occupancy Certificate"
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    "nameOfApprovingAuthority": {
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      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V.P._No._",
      "label": "V.P. No. "
    },
    "V.P._No._": "S06 / 0017 / 08 / TMC / TDD / OCC / 0906 / 21"
  },
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  "displayStatus": true,
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Wed Aug 07 2024 10:55:24 GMT+0530 (India Standard Time)"
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"caseNumber": "010278",
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    "title": "Create Lead",
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    "datetime": "Wed Jul 31 2024 16:56:41 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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    "name": "M/s. Estatto Realty & Wealth Solutions LLP",
    "phone": "9433849489",
    "ownershipShare": "",
    "email": "",
    "id": "826498"
  }
],
"proposePurchasers": [],
"siteInspection": [
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      "value": "Saleable"
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    "providedBy": {
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      "value": "Owner"
    },
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    "area": "453",
    "providedByName": "M/s. Estatto Realty & Wealth Solutions LLP.",
    "providedByContactNo": "9433849489"
  }
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      "label": "Square Feet"
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  "width2": "0",
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  "length": "5.00",
  "length1": "5",
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  "width2": "00",
  "totalArea": "30.00",
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  "extraAreas": [],
  "finalArea": "30.00"
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "3.00",
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"finalArea": "24.00"
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
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"otherComposition": [
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      "value": "Carpet"
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    "name": {
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      "value": "Dry_Balcony_Area"
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    "length1": "2",
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    "value": "Carpet"
  },
  "name": {
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    "value": "Dry_Balcony_Area"
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  "percentage": "100"
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      "label": "Agreement for sale"
    },
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  "docFinalSaleableSquareMeter": "0.00",
  "id": "642226"
}
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"images": [],
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      "squareMeterArea": "42.27",
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      "percentage": ""
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    "builtUpArea": {
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"email": "",
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage + Balcony",
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 "finalCarpetConvertToBuiltUpPer": "10",
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Name	Length	Width	Total
Composition :			
Living Room	11'00"	15'00"	165.00
Bedroom	12'00"	10'00"	120.00
Kitchen	9'00"	6'00"	54.00
Toilet	3'0"	8'0"	24.00

Toilet	5'00"	6'00"	30.00
Passage	3'00"	8'00"	24.00
Balcony	11'00"	1'00"	11.00
Other Composition :			
Dry Balcony Area	2'00"	4'00"	8.00
Dry Balcony Area	4'00"	4'00"	16.00