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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Nishi",
    "type": "CREDITOFFICER",
    "_id": "64e070a689269b65237817b1",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "8210872541",
    "email": "kalwa.navimumbai1@bankofindia.co.in"
  },
  "fees": {
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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 India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b9de",
  "branchCode": "000030",
  "type": "BRANCH",
  "name": "Kalwa (West) Branch",
  "email": "kalwa.navimumbai@bankofindia.co.in",
  "mobileNo": "9892912470",
  "alternateMobileNo": "",
  "address": "Navjivan Appartment, 1st floor, Station Road, Kalwa(West), Dist Thane,
State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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"staff": {
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
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  "_id": "64e5a649daae6a1c98101989",
  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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"rateVerifier": {
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
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"maker": {
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  "firstName": "Pratibha",
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      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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        }
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        "title": {
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{
  "title": {
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    "label": "Chartered Engineer"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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},
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  "label": "BANK"
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    {
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      "dateTime": "2024-09-25",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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    "label": false
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    "key": "village",
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  "key": "taluka",
  "value": "Bhiwandi ",
  "label": true
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  "label": false
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  "value": "A",
  "label": true
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "key": "selectNo",
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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"value": "PIN Code - 421 302",
"label": false
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  "key": "suburb",
  "value": "",
  "label": false
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  "flooring": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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"asPerActualAgreement": {
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  "west": "Chawl",
  "south": "Open Plot",
  "east": "Wing - B"
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  "west": "Details not available",
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    "west": "Building is under construction"
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  "asPerDocument": {
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    "south": "Details not available",
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"auto": {
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"privateCars": {
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"extraDetailOfProperty": "",
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MHADA / 651 / 2022 Dated 07.12.2022 issued by Maharashtra Housing And Area
Development Authority.\n",
"approvePlanVerified": "Building is under construction",
"empanelledOfApprovePlan": "N.A.",
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"extraDetailOfBuilding": "",
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
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  "squareFeetGuideLineRate": "4405.00"
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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 MHADA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
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    "label": "Proposed Municipal Water Supply"
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  "label": "Under Construction"
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"asthetikLook": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
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"planningArea": {
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  "label": "Residential"
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  "label": "Proposed R.C.C. Foundation"
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  "label": "Building Under Construction"
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"materialUsedList": {
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  "label": "Building Under Construction"
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"buildingSpecification": {
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  "label": "Proposed Standard"
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"structuralSafety": {
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  "label": "Building Under Construction"
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},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "label": "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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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
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"yearOfConstructionAsPer": {
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  "label": "As per RERA Certificate"
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"totalLifeBuilding": "60",
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"noOfFloors": "23",
"flatFloorNo": "14",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "19"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1727246560106_Image.png",
    "routeLat": "19.286250",
    "routeLng": "73.084250",
    "stationName": "Bhiwandi Road",
    "routeDistance": "5 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "potentialValueRate": "0",
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"outward": {
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"date": "Wed Sep 25 2024 14:32:58 GMT+0530 (India Standard Time)",
"number": "2308351",
"dayCount": "9",
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "1",
    "percentage": "1.6",
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    "status": true
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    "isHideFloor": false,
    "status": true
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"externalPlastering": {
"label": "External Plastering",
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"status": false
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"label": "Window",
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"isHideFloor": false,
"status": false
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"flooringTilingKitchenPlatform": {
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"isHideFloor": false,
"status": false
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"label": "Internal Painting",
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"label": "External Painting",
"floorsCompleted": "",
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"status": false
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  "status": false
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"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "11.60",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
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"reportImages": {
  "frontPageImages": [
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"compositionImages": []
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    "max": "6888.00"
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  "builtUpRateRange": {
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    "max": "6262.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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    "isEditable": true
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    "status": true,
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"extraCollapsibleGates": {
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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": "",
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"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
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"value": "LEAD"
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"invoiceIds": [],
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"ownerName": "Ramchandra Manohar Satpute & Vanmala Ramchandra Satpute",
"ownerPhoneNo": "9730417575",
"fullAddress": "Residential Flat No. 1403, 14th Floor, Building No 2, Wing - A, Narayani
Dham, Village - Bhadwad, Taluka - Bhiwandi , District - Thane, PIN Code - 421 302,
State - Maharashtra, India",
"remark": "ONLY 1ST SLAB COMPLETED",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Maya Developers ",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Ramchandra Manohar Satpute & Vanmala Ramchandra Satpute",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "13750/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "607232",
    "path": "cases/66f29dd60e53f82b0c5f0ebc/
document_1727175931375_New_Doc_09232024_1041.pdf",
    "fileName": "document_1727175931375_New_Doc_09232024_1041.pdf"
  },
  {
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"documentType": {
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"inputs": {
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  "nameOfApprovingAuthority": {
    "value": "Maharashtra_Real_Estate_Regulatory_Authority",
    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "P51700017958"
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"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1727245380627_142855.pdf",
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"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Wed Sep 25 2024 11:53:00 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "EE / BP / PMAY / A / MHADA / 725 / 2022"
  },
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    "label": "Approved Building Plan"
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  "inputs": {
    "documentDate": "07/12/2022",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "EE / BP / PMAY / A / MHADA / 651 / 2022"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/66f29dd60e53f82b0c5f0ebc/
document_1727246119630_7_Building_Plan_Approval_IOD_14.pdf",
  "id": "391702",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Wed Sep 25 2024 12:05:19 GMT+0530 (India Standard Time)"
}
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  "label": "Retail"
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"caseNumber": "011446",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "373976",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Sep 24 2024 16:39:10 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Ramchandra Manohar Satpute & Vanmala Ramchandra Satpute",
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"phone": "9730417575",
"ownershipShare": "",
"email": "",
"id": "196583"
}
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"proposePurchasers": [],
"siteInspection": [],
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"label": "Square Feet"
},
"id": "304259",
"name": "Living Room",
"length": "0.00",
"length1": "0",
"length2": "00",
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"width1": "0",
"width2": "00",
"totalArea": "0.00",
"images": [],
"extraAreas": [],
"finalArea": "0.00"
},
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"measurementType": {
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},
"id": "1",
"name": "Bedroom",
"length": "0.00",
"length1": "0",
"length2": "00",
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"width2": "00",
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"images": [],
"extraAreas": [],
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "0.00"
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "0.00",
  "length1": "0",
  "length2": "00",
  "width": "0.00",
  "width1": "0",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
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"externalReport": [],
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      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
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  "squareMeterArea": "30.01",
  "totalAreaDocument": "323",
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  "docFinalBultUp": "355.30",
  "docFinalBultUpSquareMeter": "33.01",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "689666"
}
],
"images": [],
"indicatorArr": [
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      "squareMeterArea": "38.74",
      "expectedRate": "6887.29",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "458.70",
      "squareMeterArea": "42.61",
      "expectedRate": "6261.17",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "property": "Residential Flat",
    "area": "417",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "floor": "",
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    "expectedPrice": "2872000",
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"expectedRate": "6887.29",
"builtUpExpectedRate": "6261.17",
"image": "cases/66f29dd60e53f82b0c5f0ebc/indicator_1727242531168_Image.png",
"squareMeter": "38.74",
"id": "390231"
},
{
  "carpetArea": {
    "area": "323.00",
    "squareMeterArea": "30.01",
    "expectedRate": "6009.29",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "355.30",
    "squareMeterArea": "33.01",
    "expectedRate": "5462.99",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Residential Flat",
  "area": "323",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "1941000",
  "expectedRate": "6009.29",
  "builtUpExpectedRate": "5462.99",
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  "id": "119511"
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{
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    "squareMeterArea": "30.01",
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    "percentage": ""
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    "squareMeterArea": "33.01",
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    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": " Residential Flat",
  "area": "323",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "1941000",
  "expectedRate": "6009.29",
  "builtUpExpectedRate": "5462.99",
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  "squareMeter": "30.01",
  "id": "349651"
}
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    "path": "cases/66f29dd60e53f82b0c5f0ebc/
externalImg_1727247101875_1727247080936_image_0.jpeg",
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  {
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    "status": false,
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    "orientation": "landscape"
  },
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    "name": "externallmg_1727247102855_1727247080936_image_2.jpeg",
    "path": "cases/66f29dd60e53f82b0c5f0ebc/
externallmg_1727247102855_1727247080936_image_2.jpeg",
    "orientation": "landscape"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/66f29dd60e53f82b0c5f0ebc/
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    "orientation": "landscape"
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    "path": "cases/66f29dd60e53f82b0c5f0ebc/
externallmg_1727247103384_1727247080936_image_4.jpeg",
    "orientation": "landscape"
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Name	Length	Width	Total
Composition :			

Living Room	0'00"	0'00"	0.00
Bedroom	0'00"	0'00"	0.00
Kitchen	0'00"	0'00"	0.00
Toilet	0'00"	0'00"	0.00
Other Composition :			