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{
  "typeOfReport": {
    "label": "Single Flat",
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    "RVDSValues": true,
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "64645e68ee6a9735bf790e6f"
    },
    "firstName": "Rajnessh ",
    "type": "CREDITOFFICER",
    "_id": "64645e68ee6a9735bf790e71",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9167940785",
    "email": "bmmsro0618@centralbank.co.in"
  },
  "fees": {
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    "propertyValue": "21000000",
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    "expectedFees": 10500,
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  "name": "Mumbai",
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Malad West Branch\t",
  "branchCode": "",
  "mobileNo": "0222891551\t02228821375",
  "alternateMobileNo": "",
  "email": "bmmsro0618@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Mumbai-400064\n"
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  "value": "Residential"
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
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"siteEngineer": {
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"role": "SITEENGINEER",
"firstName": "Vaibhav",
"email": "vaib1234b@gmail.com",
"lastName": "Bhagat",
"mobileNo": "8779534609",
"designation": "Bachlore Of Engireeing",
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"rateVerifier": {
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"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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"label": "Registered Valuer"
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"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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      "dateTime": "2024-10-04T18:17:58.685Z",
      "remark": ""
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      "dateTime": "2024-10-04",
      "remark": "MANUAL_IN_TASK"
    }
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  "rateMax": "17000",
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"compositionFlatType": {
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  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Thane (West)",
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  "value": "",
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  "label": true
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  "key": "selectNo",
  "value": "503",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
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    "value": "rcc_Slab"
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    "label": "Vitrified tiles flooring"
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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"value": "Powder_coated_Aluminum_sliding_windows"
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
},
"finishing": {
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  "label": "Cement Plastering"
}
},
"general": {
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    "label": "Joint Ownership"
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    "value": "MiddleClass"
  },
  "populationGroupList": {
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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": "Under Construction Building",
    "south": "Garden Area",
    "east": "Vijay Garden Road"
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  "asPerDocumentAgreement": {
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    "south": "Information not available",
    "east": "Information not available"
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"asPerActual": {
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  "east": "Staircase",
  "south": "Flat No. 501 / Lift",
  "west": "Flat No. 502"
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"asPerDocument": {
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  "east": "Information not available",
  "south": "Information not available",
  "west": "Information not available"
},
"isDisplay": false,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "Dry Balcony + Balcony Area",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "Dinning area converted into study room.",
  "depreciationPercentage": "",
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"salvageValue": "",
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"depreciatedBuildingRate": ""
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"igrRate": {
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  "landRate": "23600",
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  "squareMeterGuideLineRate": "121275.00",
  "squareFeetGuideLineRate": "11267.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "95",
  "rate": "10813.00",
  "squareMeterGuideLineRate": "116391.00",
  "squareFeetGuideLineRate": "10813.00"
},
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    "label": "Ordinary"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "value": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per TMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Vacant flat in normal condition"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
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"label": "Good"
},
"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "2 Car Parking Space bearing No. F-12 & F-13",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2021",
    "fullDate": "1/1/2021"
  },
  "planningArea": {
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    "value": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
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"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
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"materialUsedList": {
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"label": "Information Not Available"
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenancelssues": {
"value": "0",
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"visibleDamageInBuilding": {
"value": "0",
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},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Ground",
  "value": "ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "0",
"noOfPodium": "3",
"noOfAmenityFloors": "1",
"noOfFloors": "26",
"flatFloorNo": "5",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "1493.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66fe6a45f667804969b53aac/
routeMap_1728119587193_Image.png",
    "routeLat": "19.264717",
    "routeLng": "72.974350",
    "stationName": "Thane",
    "routeDistance": "10.4 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
}
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    0,
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "t5v18",
    "name": "t5v18",
    "image": "cases/66fe6a45f667804969b53aac/
routeMap_1728119331846_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "number": "2308525",
  "dayCount": "13",
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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  "status": false
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"flooringTilingKitchenPlatform": {
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "landscape"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/66fe6a45f667804969b53aac/
externallmg_1728119166249_externallmg_1728065846768_image.jpeg",
    "orientation": "portrait"
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"indicatorRange": {
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    "max": "16249.00"
  },
  "builtUpRateRange": {
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    "max": "14772.00"
  },
  "saleableRateRange": {
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"detailsOfValuation": {
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  "ratePerUnit": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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"PAYMENT_COLLECT": false,
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"isExternalReport": false,
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"status": true,
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"paymentStatus": "PENDING",
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"paymentIds": [],
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"ownerPhoneNo": "9820196756",
"appAddress": "FLAT NO 503 5TH FLOOR BUILDING ORION 3 PHASE 2 VIJAY
VILAS COMPLEX KAVESAR GHODBUNDER ROAD THANE WEST THANE ",
"remark": "2 Valuation Yogesh vankar both engineer same time visit site",
"documents": [
  {
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      "label": "Draft Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "M/s. Great White Global Private Limited",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Samir Kauvo & Mrs. Vivien V. Francis"
    }
  }
]
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "documentDate": "22/09/2023",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "Vijay Suraksha Realty LLP",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "M/s. Great White Global Private Limited",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "7019/2023"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "642473",
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document_1727953187011_Flat_No_503_Vijay_Surksha_Reg_Agreement.pdf",
    "fileName":
"document_1727953187011_Flat_No_503_Vijay_Surksha_Reg_Agreement.pdf"
  },
  {
    "documentType": {
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      "label": "Commencement Certificate"
    },
    "inputs": {
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  "label": "Thane Municipal Corporation"
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"number": {
  "value": "V.P._No._",
  "label": "V.P. No. "
},
"V.P._No._": " 2002/123/TMC/TDD/231"
},
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"fileName": "document_1728123232307_CC.pdf"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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      "label": "Thane Municipal Corporation"
    },
    "number": {
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      "label": "V.P. No. "
    },
    "V.P._No._": " 2002/123/TMC/TDD/59"
  },
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  "fileName": "document_1728123310247_OC.pdf"
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    "label": "RERA Certificate"
  },
  "inputs": {
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  "label": "Maharashtra Real Estate Regulatory Authority"
},
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  "label": "No"
},
"No": " P51700006838"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/66fe6a45f667804969b53aac/
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"fileName": "document_1728123380247_RERA_Certificate.pdf"
}
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"caseNumber": "011592",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "id": "799657",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Oct 03 2024 15:26:21 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. Great White Global Private Limited",
    "phone": "9820196756",
    "ownershipShare": "",
    "email": "",
    "id": "832812"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Samir Kauvo"
  },
  {
    "name": "Mrs. Vivien V. Francis",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
]
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}
],
"siteInspection": [
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67003068c514c90d3865f936",
    "area": "1351",
    "providedByName": "M/S GREAT WHITE GLOBAL PVT LTD PROPOSED
PURCHASER SAMIR KAUVO / VIVIEN V FRANCIS",
    "providedByContactNo": "9820196756"
  }
],
"composition": [
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      "value": "Square_Feet"
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    "id": "1",
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    "length": "19.17",
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    "width": "17.92",
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    "width2": "11",
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    "images": [],
    "extraAreas": [],
    "finalArea": "343.40"
  },
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "2",
    "name": "Bedroom",
    "length": "15.92",
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"length1": "15",
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"width1": "10",
"width2": "2",
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"images": [],
"extraAreas": [],
"finalArea": "161.82"
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  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "5.92",
  "length1": "5",
  "length2": "11",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "45.85",
  "images": [],
  "extraAreas": [],
  "finalArea": "45.85"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "12.17",
  "length1": "12",
  "length2": "2",
  "width": "10.67",
  "width1": "10",
  "width2": "8",
  "totalArea": "129.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "129.78"
},
}
```



```
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
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  "name": "Toilet",
  "length": "4.92",
  "length1": "4",
  "length2": "11",
  "width": "7.92",
  "width1": "7",
  "width2": "11",
  "totalArea": "38.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "38.92"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
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  "name": "Passage",
  "length": "10.50",
  "length1": "10",
  "length2": "6",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "52.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "52.50"
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  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "12.50",
  "length1": "12",
  "length2": "6",
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"width": "10.67",
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"width2": "8",
"totalArea": "133.33",
"images": [],
"extraAreas": [],
"finalArea": "133.33"
},
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  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "31.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "31.17"
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    "value": "Square_Feet"
  },
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  "name": "Kitchen",
  "length": "10.58",
  "length1": "10",
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  "width": "9.00",
  "width1": "9",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "95.25"
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```

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    "value": "Square_Feet"
  },
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  "name": "Dining",
  "length": "",
  "length1": "8",
  "length2": "8",
  "width": "",
  "width1": "10",
  "width2": "4",
  "totalArea": "89.56",
  "images": [],
  "finalArea": "89.56",
  "extraAreas": []
}
],
"otherComposition": [
{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Flowered Area",
    "value": "Flowered_Area"
  },
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "0",
  "length": "10.50",
  "length1": "10",
  "length2": "6",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "33.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.25",
  "percentageBeforeTotal": "33.25",
  "percentage": "100"
},
{
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"toBeAdded": {
  "label": "Carpet",
  "value": "Carpet"
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"name": {
  "label": "Dry Balcony Area",
  "value": "Dry_Balcony_Area"
},
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  {
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    "path": "cases/66fe6a45f667804969b53aac/processingDocuments/1728108880951_Reference_report.pdf",
    "size": "1796719",
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      "lastName": "Sarmalkar",
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"fullAddress": "Residential Flat No. 503, 5th Floor, Orion-3, Vijay Vilas, Phase II,
Ghodbundar Road, Village - Kavesar, Taluka - Thane, District - Thane, Thane (West),
PIN - 400 615, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Ms. Puja Jena",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Samir Kauvo",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "CRM",
"siteVisitContactNo": "7738802371",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 3 Toilet + Passage +
Dining",
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"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "229.06",
"siteVisitDate": "2024-10-04",
"buildingServicesRate": "2500",
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"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"flatRate": "15000",
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"finalSalableArea": "1485.70",
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158.81\n<br />",
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    "value": "Free_Hold"
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    "lesseeName": "",
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}

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Name	Length	Width	Total
Composition :			
Living Room	19'2"	17'11"	343.40
Bedroom	15'11"	10'2"	161.82
Toilet	5'11"	7'9"	45.85
Bedroom	12'2"	10'8"	129.78
Toilet	4'11"	7'11"	38.92
Passage	10'6"	5'00"	52.50
Bedroom	12'6"	10'8"	133.33
Toilet	7'4"	4'3"	31.17
Kitchen	10'7"	9'00"	95.25
Dining	8'8"	10'4"	89.56

Other  
Composition :

Flowered Area	10'6"	3'2"	33.25
Dry Balcony Area	9'3"	4'00"	37.00
Balcony Area	15'9"	10'1"	158.81