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{
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    "RVDSValues": true,
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  "toAssess": {
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    },
    "firstName": "Pradeep Kumar ",
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    "_id": "657c431e3fcadc67776c1649",
    "lastName": "Sahoo",
    "mobileNo": "",
    "workMobileNo": "9918900173",
    "email": "ubin0555851@unionbankofindia.bank"
  },
  "fees": {
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"organization": {
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  "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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  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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  "name": "Airoli Branch",
  "branchCode": "555851",
  "mobileNo": "02227693402",
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  "fax": "",
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Airoli, Thane Navi Mumbai-400708"
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  "label": "Land & Building / Immovable Property"
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"zone": {
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  "lastName": "Pawar",
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  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
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  "mobileNo": "7738144625",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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    "remark": ""
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    "dateTime": "2024-10-23",
    "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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  "value": "Vadavali",
  "label": true
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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": false
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  "label": false
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  "value": "PIN Code - 400 615",
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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    "value": "rcc_Slab"
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    "value": "VerifiedTileFlooring"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_"

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"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "label": "Cement Plastering + POP Finish"
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    "value": "MiddleClass"
  },
  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Thane Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Internal Road",
    "south": "Open Plot",
    "east": "Open Plot"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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      "south": "Refuge Area",
      "west": "Lift / Passage"
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      "south": "Refuge Area",
      "west": "Lift / Passage"
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  },
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    },
    "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": ""
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  "documentsBuildingBoundaries": []
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"apfDetails": {
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  "compositions": []
},
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"igrRate": {
  "propertyName": " Residential Flat",
  "rate": "97700",
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  "squareMeterGuideLineRate": "102585.00",
  "squareFeetGuideLineRate": "9530.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "97700.00",
  "squareMeterGuideLineRate": "102585.00",
  "squareFeetGuideLineRate": "9530.00"
},
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  "areaStatusList": {
    "value": "Medium",
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  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Tenant Occupied",
    "value": "Tenant_Occupied"
  },
  "monthlyRent": "18000.00 Present rental income per month",
  "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": "Mr. Suyash Sakhal",
  "maintenanceOfFlat": "Good"
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"marketability": {
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MuncipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "Along with One Car Parking",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
  },
  "planningArea": {
    "label": "Residential",
    "value": "Residential"
  },
  "typeOfStructure": {
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    "value": "R.C.C._Framed_Structure"
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  "typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "label": "Yes",
  "value": "1"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "0",
"noOfPodium": "2",
"noOfAmenityFloors": "0",
"noOfFloors": "35",
"flatFloorNo": "9",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "788.70",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1729853935791_Image.png",
    "routeLat": "19.278452",
    "routeLng": "72.965000",
    "stationName": "Thane",
    "routeDistance": "11.5",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "finallatLng": false
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    "id": "782gxd",
    "name": "782gxd",
    "image": "cases/6718ac7f038561936230c5f2/
routeMap_1729853878839_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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      "orientation": "portrait"
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      "orientation": "landscape"
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}
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      "orientation": "landscape"
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      "orientation": "landscape"
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      "_id": "6719ed7f038561936231ea2e",
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      "orientation": "landscape"
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  "orientation": "portrait"
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  "path": "cases/6718ac7f038561936230c5f2/
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  "orientation": "portrait"
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  "_id": "6719ed7f038561936231ea34",
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  "path": "cases/6718ac7f038561936230c5f2/
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  "orientation": "portrait"
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  "_id": "6719ed7f038561936231ea29",
  "name":
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  "path": "cases/6718ac7f038561936230c5f2/
externallmg_1729752447004_WhatsApp_Image_20241024_at_114453_AM.jpeg",
  "orientation": "landscape"
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  "_id": "6719ed7f038561936231ea28",
  "name":
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  "path": "cases/6718ac7f038561936230c5f2/
externallmg_1729752446988_WhatsApp_Image_20241024_at_114452_AM.jpeg",
  "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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  "builtUpRateRange": {
    "min": "11814.00",
    "max": "16784.00"
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  "saleableRateRange": {
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    "max": "0.00"
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  "ratePerUnit": "0.00",
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  "status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": 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
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"createCase": "false",
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "717.00",
"empanelmentNo": [
  "ROS:ADV:Valuer/033:008:2021-22"
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"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
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"paymentIds": [],
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"ownerPhoneNo": "9819341411",
"fullAddress": "Residential Flat No. 902, 9th Floor, Building No T4, Puraniks City
Reserva, Ghodbunder Road, Village - Vadavali, Taluka - Thane, District - Thane, Thane
(West), PIN Code - 400 615, State - Maharashtra, India",
"remark": "",
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    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "04/07/2018",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Puranik Builders Private Limited",
      "to": {
        "value": "The_Allottees",
        "label": "The Allottees"
      },
      "The_Allottees": "Shri. Amar Vinod Thorat & Smt. Rashmita Amar Thorat",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "7480/2018"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "100969",
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    "fileName": "document_1729670260361_Agreement_for_Sale_Amr_Thorat.pdf"
  },
  {
    "documentType": {
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      "label": "Commencement Certificate"
    },
    "inputs": {
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"documentDate": "23/06/2016",
"nameOfApprovingAuthority": {
  "value": "Thane_Municipal_Corporation",
  "label": "Thane Municipal Corporation"
},
"number": {
  "value": "V_P_No_",
  "label": "V.P. No."
},
"V_P_No_": "S06 / 0218 / 15 / TMC / TDD / 1852 / 16"
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"displayStatus": true,
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"path": "cases/6718ac7f038561936230c5f2/document_1729854625121_83342.pdf",
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"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Fri Oct 25 2024 11:10:25 GMT+0000 (Coordinated Universal Time)"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "S06 / 0218 / 15 / TMC / TDD / TMCB / PO / 2023 / APL / 00070 / Proposal
Code - TMCB - 23 - Entry - 66635"
  },
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  "path": "cases/6718ac7f038561936230c5f2/
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  "fileName": "document_1729854816503_731408.pdf"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Oct 23 2024 07:57:51 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Amar Vinod Thorat & Smt. Rashmita Amar Thorat",
    "phone": "9819341411",
    "ownershipShare": "",
    "email": "",
    "id": "941864"
  }
],
"proposePurchasers": [],
"siteInspection": [
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    "areaType": {
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "671934abfd14bf9350aac655",
    "area": "685",
    "providedByName": "Shri. Amar Vinod Thorat & Smt. Rashmita Amar Thorat",
    "providedByContactNo": "9819341411"
  }
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"composition": [
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      "label": "Square Feet",
      "value": "Square_Feet"
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"name": "Living Room",
"length": "22.00",
"length1": "22",
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "220.00"
},
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  "measurementType": {
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    "value": "Square_Feet"
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  "id": "8",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "0",
  "width": "10.00",
  "width1": "10",
  "width2": "0",
  "totalArea": "120.00",
  "images": [],
  "finalArea": "120.00",
  "extraAreas": []
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    "value": "Square_Feet"
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  "name": "Bedroom",
  "length": "13.00",
  "length1": "13",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "117.00",
  "images": [],
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"finalArea": "117.00"
},
{
  "measurementType": {
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    "value": "Square_Feet"
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  "name": "Kitchen",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "63.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "63.00"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
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  "id": "4",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "30.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.00"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "5.00",
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "35.00"
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  "measurementType": {
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    "value": "Square_Feet"
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  "name": "Passage",
  "length": "6.00",
  "length1": "6",
  "length2": "0",
  "width": "7.00",
  "width1": "7",
  "width2": "0",
  "totalArea": "42.00",
  "images": [],
  "finalArea": "42.00",
  "extraAreas": []
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{
  "measurementType": {
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    "value": "Square_Feet"
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  "id": "7",
  "name": "Balcony",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "34.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.00"
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"otherComposition": [
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      "value": "Carpet"
    },
    "name": {
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      "value": "Dry_Balcony_Area"
    },
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      "value": "Square_Feet"
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    "length2": "00",
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    "width2": "00",
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    "percentage": "100"
  }
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"externalReport": [],
"documentPerArea": [
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "66.61",
    "totalAreaDocument": "717",
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    "docFinalBuiltUp": "788.70",
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"docFinalBuiltUpSquareMeter": "73.27",
"docSaleablePercentage": "",
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"id": "709020"
}
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"images": [],
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"area": "650.00",
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    "size": "2511858",
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    "uploadedBy": "64cde526dc9f3034f3fefa49"
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    "filename": "1729844655694_OC.png",
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    "size": "731408",
    "createdAt": "Fri Oct 25 2024 08:24:17 GMT+0000 (Coordinated Universal Time)",
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        "lastName": "Jadhav",
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      "workType": "RATE_VERIFY",
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      "status": true,
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"contactPersonName": "Shri. Amar Vinod Thorat",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
"proposePurchaserName": "",
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"relationWithOwner": "self",
"reralId": "",
"siteVisitContactNo": "9819341411",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage +
Balcony",
"carpetTotal": "661",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "24.00",
"siteVisitDate": "2024-10-23",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 717.00",
"flatRate": "15800",
"landOtherRate": "13300",
"shopDetails": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
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"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "24.00",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 627.00\nEnclosed Balcony Area in
Sq. Ft. = 35.00\nPatio / Balcony in Sq. Ft. = 32.00\nDry Balcony Area in Sq. Ft. = 23.00",
"finalBuiltupArea": "753.50",
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"finalSalableArea": "828.85",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 627.00\nDry Balcony Area in Sq.
Ft. = 24.00\nBalcony Area in Sq. Ft. = 34.00\n\n",
"toBeAdded": "",
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Time)",
"finalSaleablePercentage": "0"
}

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Name	Length	Width	Total
Composition :			
Living Room	22'00"	10'00"	220.00
Bedroom	12'0"	10'0"	120.00
Bedroom	13'00"	9'00"	117.00
Kitchen	9'00"	7'00"	63.00
Toilet	5'00"	6'00"	30.00
Toilet	5'00"	7'00"	35.00
Passage	6'0"	7'0"	42.00

Balcony	17'00"	2'00"	34.00
<hr/>			
Other Composition :			
<hr/>			
Dry Balcony Area	3'00"	8'00"	24.00
<hr/>			