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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "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"
  },
  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Shashank",
    "type": "CREDITOFFICER",
    "_id": "66aa25866ade5c6fb59be3d9",
    "email": "bom1302@mahabank.co.in",
    "lastName": "Sharma",
    "mobileNo": "",
    "workMobileNo": "9799873713"
  },
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
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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"
},
"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",
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  "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 "
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "zoneName": "THANE ZONE"
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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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  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
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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",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "shortName": "RJ",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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      {
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        "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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    "dateTime": "2024-11-05",
    "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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    "key": "country",
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    "label": false
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  "value": "3",
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  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
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  "key": "city",
  "value": "Thane (West)",
  "label": false
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  "label": true
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  "key": "taluka",
  "value": "Thane",
  "label": true
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  "key": "plotNo",
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  "key": "selectArea",
  "value": "",
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  "value": "",
  "label": false
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  "value": "Phase - III, Near Brunch Bar Cafe",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
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  "label": true
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"key": "postalCode",
"value": "PIN Code - 400 607",
"label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
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    "label": "Proposed RCC SLab"
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring"
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  "finishing": {
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    "label": "Proposed Cement Plastering"
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Thane Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Open Plot",
  "west": "Internal Road / Open Plot",
  "south": "Open Plot",
  "east": "Unique Vistas Building No 4"
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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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"unitBoundaries": {
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    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
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  "buses": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "As per Sale Plan / Site information, the composition of Flat will be 1 Bedroom + Living Room + Kitchen + 2 Toilet + Balcony (i.e. 1BHK).",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "122600",
  "landRate": "52000",
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  "squareMeterGuideLineRate": "134860.00",
  "squareFeetGuideLineRate": "12529.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per TMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "Proposed R.C.C. Slab"
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
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  "waterTank": {
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"value": "Proposed_Municipal_Water_Supply",
"label": "Proposed Municipal Water Supply"
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"pavementLaid": {
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"label": "Proposed, Yes"
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"carParking": "Proposed Along with One Mechanised Car Parking Space (Area -
13.94 Sq. Mtr.)",
"constructionWorkStatus": {
"value": "InProgress",
"label": "Under Construction"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "",
"month": "1",
"year": "2025",
"fullDate": "1/1/2025"
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"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "Proposed_R.C.C_Framed_Structure",
"label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
"value": "Proposed_R.C.C._Foundation",
"label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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"label": "Building Under Construction"
},
"materialUsedList": {
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"label": "Building Under Construction"
},
"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"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
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  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
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    "value": "As_per_RERA_Certificate",
    "label": "As per RERA Certificate"
  },
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  "estimatedAge": "0",
  "ageOfBuilding": "0",
  "noOfBasement": "",
  "noOfPodium": "3",
  "noOfAmenityFloors": "",
  "noOfFloors": "30",
  "flatFloorNo": "16",
  "noOfLifts": "4",
  "noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "542.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/672b11efb2061e502087bf35/
routeMap_1730961257092_Image.png",
    "routeLat": "19.240505",
    "routeLng": "72.968125",
    "stationName": "Thane",
    "routeDistance": "7.4 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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    0
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  "type": "Point"
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  "finallatLng": false
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"locationMapImg": [
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  "name": "4wbjz6",
  "image": "cases/672b11efb2061e502087bf35/
routeMap_1730960909707_Image.png"
}
],
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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    "floorsCompleted": "Complete",
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    "status": true
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    "status": true
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"floorsCompleted": "35",
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  "status": true
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  "status": true
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"reportImages": {
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    "orientation": "landscape"
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  "builtUpRateRange": {
    "min": "14116.00",
    "max": "17505.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": 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,
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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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"isAdvanceInvoice": false,
"status": true,
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"ownerName": "Mrs. Shilpa Niranjn Choudhari & Mr. Parth Niranjn Choudhari",
"ownerPhoneNo": "9920026120",
"fullAddress": "Residential Flat No. 1607, 16th Floor, Building No 3, Unique Vistas,
Phase - III, Near Brunch Bar Cafe, Village - Chitalsar & Manpada, Gut No. 59/A/16/
B/1/1/1, 59/A/16/B/2/1/1, 59/A/2/B, 59/A/2G/1 & 59/A/2G/2 , Taluka - Thane, District -
Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India",
"remark": "",
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    "label": "Agreement for sale"
  },
  "inputs": {
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    "from": {
      "value": "Promoter",
      "label": "Promoter"
    },
    "Promoter": "M/s. Shree Developers",
    "to": {
      "value": "The_Allottees",
      "label": "The Allottees"
    },
    "The_Allottees": "Mrs. Shilpa Niranjn Choudhari & Mr. Parth Niranjn Choudhari",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "28452/2024"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "560686",
  "path": "cases/672b11efb2061e502087bf35/
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  "fileName":
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{
  "documentType": {
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"value": "60ae129faa6d152c1801b47d",
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},
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  "nameOfApprovingAuthority": {
    "value": "Maharashtra_Real_Estate_Regulatory_Authority",
    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "P51700004406"
},
"isHardCopy": false,
"displayStatus": true,
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document_1730964592717_195039.pdf",
"id": "560362",
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V_P_No_",
      "label": "V.P. No."
    },
    "V_P_No_": "S04 / 0019 / 10 / TMC / TDD / 2399 / 17"
  },
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  "displayStatus": true,
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  "label": "Retail"
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"caseNumber": "012198",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Nov 06 2024 06:51:27 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Shilpa Niranjn Choudhari & Mr. Parth Niranjn Choudhari",
    "phone": "9920026120",
    "ownershipShare": "",
    "email": "",
    "id": "433246"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "45.80",
    "totalAreaDocument": "493",
    "docBultupPercentage": "10",
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"docFinalBuiltUp": "542.30",
"docFinalBuiltUpSquareMeter": "50.38",
"docSaleablePercentage": "",
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"docFinalSaleableSquareMeter": "0.00",
"id": "389884"
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"area": "470.00",
"squareMeterArea": "43.66",
"expectedRate": "19148.94",
"percentage": ""
},
"builtUpArea": {
"area": "517.00",
"squareMeterArea": "48.03",
"expectedRate": "17408.12",
"percentage": "10"
},
"saleableArea": {
"area": "",
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"expectedRate": "0.00",
"percentage": ""
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"area": "470",
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "9000000",
"expectedRate": "19148.94",
"builtUpExpectedRate": "17408.12",
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  "builtUpArea": {
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    "squareMeterArea": "79.61",
    "expectedRate": "17504.96",
    "percentage": "10"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "15000000",
  "expectedRate": "19255.46",
  "builtUpExpectedRate": "17504.96",
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  "id": "222156"
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    "squareMeterArea": "72.84",
    "expectedRate": "15899.23",
    "percentage": ""
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "784",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "12465000",
  "expectedRate": "15899.23",
  "builtUpExpectedRate": "14453.85",
  "image": "cases/672b11efb2061e502087bf35/
indicator_1730897952584_Image.png",
  "squareMeter": "72.84",
  "id": "143977"
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{
  "carpetArea": {
    "area": "493.00",
    "squareMeterArea": "45.80",
    "expectedRate": "15527.38",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "542.30",
    "squareMeterArea": "50.38",
    "expectedRate": "14115.80",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "7655000",
  "expectedRate": "15527.38",
  "builtUpExpectedRate": "14115.80",
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  "id": "207551"
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    "orientation": "portrait"
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externallmg_1730888114251_WhatsApp_Image_20241106_at_115625_AM_2.jpeg",
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  "orientation": "portrait"
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  "orientation": "landscape"
},
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  "path": "cases/672b11efb2061e502087bf35/
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  "path": "cases/672b11efb2061e502087bf35/
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  "orientation": "portrait"
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  "filename": "1730898180519_Calculation_Sheet_NEW.xlsx",
  "path": "cases/672b11efb2061e502087bf35/
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  "createdAt": "Wed Nov 06 2024 13:03:01 GMT+0000 (Coordinated Universal Time)",
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"leadRemarks": [],
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      "firstName": "Rashmi",
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profilePhoto_1696055325842_Rashmi_2.jpeg"
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"finalMeasurementType": "Sq. Ft.",
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"landDetails": {
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Universal Time)",  
"siteVisitDate": "2024-11-05",  
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Composition :			
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