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{
  "typeOfReport": {
    "label": "Single Flat",
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "label": "Direct",
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  "purposeOfValuation": {
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    "value": "Housing_Loan"
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "64f2efcceb1f822256e0cc7b"
    },
    "firstName": "Chandan",
    "type": "CREDITOFFICER",
    "_id": "64f2efcceb1f822256e0cc7d",
    "lastName": "Kishore",
    "mobileNo": "",
    "workMobileNo": "7030544490",
    "email": "brmgr353@mahabank.co.in"
  },
  "fees": {
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    "propertyValue": "000",
    "discussWithPerson": "Chandan",
    "expectedFees": null,
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d180e",
  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Vashi Turbhe Branch",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "brmgr353@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "P-17, Sector 1, Cldco Old Admin Building, Vashi, Navi Mumbai, 400703"
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  "label": "Land & Building / Immovable Property"
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  "lastName": "Thorat",
  "mobileNo": "9422389642",
  "shortName": "ST",
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  "_id": "67165336b6604b3dd61dccf0",
  "role": "SITEENGINEER",
  "firstName": "Nitin",
  "email": "virkar.nitin7191@gmail.com",
  "lastName": "Virkar",
  "mobileNo": "8369163552",
  "designation": "",
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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  "role": "FRONTDESK",
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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",
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        "_id": "60af80072ffdf65bcd658651",
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      "title": {
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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      "remark": "MANUAL_IN_TASK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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    "key": "village",
    "value": "Ulwe",
    "label": true
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  "value": "Raigad",
  "label": true
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  "key": "city",
  "value": "Navi Mumbai",
  "label": false
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  "label": true
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
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  "value": "",
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "8",
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  "key": "mouza",
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  "value": "",
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  "value": "",
  "label": false
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  "key": "GUTNo",
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  "label": true
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    "label": "R. C. C. Slab"
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  "flooring": {
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  "windows": {
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  "finishing": {
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"townplanApprovedByList": {
  "value": "CIDCO",
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  "label": "No"
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  "east": "Internal Road / Bamandongri Station"
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  "west": "Details not available",
  "south": "Details not available",
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    "west": "Details not available"
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  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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"whichTheLocalityIsServed": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
  }
}
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  "dateOfIssusApprovePlan": "The property is constructed by CIDCO and CIDCO itself is planning authority.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "82500",
  "landRate": "4125",
  "igrImage": "cases/673587da5a7fb811aa4cb601/igr_1731654821927_Image.png",
  "squareMeterGuideLineRate": "86625.00",
  "squareFeetGuideLineRate": "8048.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "82500.00",
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"squareFeetGuideLineRate": "8048.00"
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    "label": "Residential Purpose"
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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 CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
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"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
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},
"pavementLaid": {
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"constructionWorkStatus": {
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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": "2026",
  "fullDate": "1/1/2026"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "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"
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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"
},
"protAgainstNatDis": {
  "value": "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"
},
"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceIssues": {
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  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "15",
"flatFloorNo": "7",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "325.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1731738837322_Image.png",
    "routeLat": "18.975861",
    "routeLng": "73.022832",
    "stationName": "Bamandongri",
    "routeDistance": "1 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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"finalLatLng": {
  "coordinates": [
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  "type": "Point"
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"image": "cases/673587da5a7fb811aa4cb601/  
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  "totalelectricityDepositsRate": "0",
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    "status": true
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"compositionImages": []
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    "max": "13125.00"
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  "builtUpRateRange": {
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"max": "11932.00"
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerName": "Ashok Sampatrao Thakur ",
"ownerPhoneNo": "8108860828",
"appAddress": "flat no. 8,7th floor Bldg.no. EA25, sector no. 6 , ulwe \nNavi Mumbai ",
"remark": "urgent ",
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    "label": "City and Industrial Development Corp Of Maharashtra Ltd."
  },
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Ashok Sampatrao Thakur"
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "08/09/2021",
    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "remark": " (As Download from RERA Site)",
    "number": {
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      "label": "No"
    },
    "No": "P52000028209"
  },
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  "displayStatus": true,
  "fileName": "document_1731738057629_RERA_Certificate.pdf",
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "remark": " (As Download from RERA Site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / Sr. Arch (BP-IHP)-106 / 2020 / 000151"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1731738134891_CC.pdf",
  "path": "cases/673587da5a7fb811aa4cb601/document_1731738134891_CC.pdf",
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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "remark": " (As Download from RERA Site)",
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      "label": "Document No"
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    "Document_No": "CIDCO / Sr. Arch (BP-IHP)-106 / 2020 / 000151"
  }
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    "description": "Create Lead",
    "datetime": "Thu Nov 14 2024 05:17:14 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Ashok Sampatrao Thakur ",
    "phone": "8108860828",
    "ownershipShare": "",
    "email": "",
    "id": "895675"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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      "label": "CIDCO Allotment Letter"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
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    "id": "473021",
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"docFinalBuiltUp": "325.60",
"docFinalBuiltUpSquareMeter": "30.25",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00"
}
],
"images": [],
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    "squareMeterArea": "32.52",
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    "percentage": ""
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  "builtUpArea": {
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    "expectedRate": "10389.61",
    "percentage": "10"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "areaType": "Carpet",
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  "expectedPrice": "4000000",
  "expectedRate": "11428.57",
  "builtUpExpectedRate": "10389.61",
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    "expectedRate": "11931.82",
    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "4200000",
  "expectedRate": "13125.00",
  "builtUpExpectedRate": "11931.82",
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  "expectedRate": "0.00",
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"areaType": "Carpet",
"floor": "",
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"expectedRate": "11486.49",
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    "path": "cases/673587da5a7fb811aa4cb601/  
externallmg_1731644737077_WhatsApp_Image_20241114_at_101815_PM.jpeg",  
    "orientation": "portrait"  
  },  
  {  
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    "path": "cases/673587da5a7fb811aa4cb601/  
externallmg_1731644737092_WhatsApp_Image_20241114_at_101816_PM_1.jpeg",  
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externallmg_1731644737114_WhatsApp_Image_20241114_at_101816_PM_2.jpeg",  
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  },  
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    "path": "cases/673587da5a7fb811aa4cb601/  
externallmg_1731644737134_WhatsApp_Image_20241114_at_101816_PM_3.jpeg",  
    "orientation": "portrait"  
  },  
}
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],
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processingDocuments/1731653665251_Calculation_2__thakur.xlsx",
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  "createdAt": "Fri Nov 15 2024 06:54:25 GMT+0000 (Coordinated Universal Time)",
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  "path": "cases/673587da5a7fb811aa4cb601/
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  "size": "6669625",
  "createdAt": "Fri Nov 15 2024 06:54:25 GMT+0000 (Coordinated Universal Time)",
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},
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  "originalname": "Summary - thakur 1.xlsx",
  "filename": "1731653665562_Summary__thakur_1.xlsx",
  "path": "cases/673587da5a7fb811aa4cb601/
processingDocuments/1731653665562_Summary__thakur_1.xlsx",
  "size": "745093",
  "createdAt": "Fri Nov 15 2024 06:54:25 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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"leadRemarks": [],
"audioRemarks": [],
"remarks": [
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  "createdBy": {
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    "_id": "5fc78e26625ecd20ec1f88e9",
    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "lastName": "Sarmalkar",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
  "_id": "6736f4b7e077c54e5322c32d",
  "note": "value shared.",
  "taskId": "67358da1dca8ac11abc2a0b4",
  "createdAt": "2024-11-15T07:13:59.894Z"
}
],
"createdAt": "2024-11-14T05:17:14.603Z",
"updatedAt": "2024-11-16T07:17:39.972Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 8, 7th Floor, Building No EA25, Mass Housing
Scheme (EWS) , Plot No. 2, Sector 6, Village - Ulwe, Taluka - Panvel, District - Raigad,
Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Ashok Sampatrao Thakur ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"siteVisitContactNo": "8108860828",
"buildingServicesRate": "2600",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "CIDCO Allotment Letter",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"flatRate": "11500",
"landOtherRate": "8900",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
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"builtupPercentage": "10",
"carpetTotal": "0",
"extendOfSiteRemark": "",
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"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
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"toBeAdded": "",
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Name	Length	Width	Total
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Other			
Composition :			