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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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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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    },
    "firstName": "Chandan",
    "type": "CREDITOFFICER",
    "_id": "64f2efcceb1f822256e0cc7d",
    "lastName": "Kishore",
    "mobileNo": "",
    "workMobileNo": "7030544490",
    "email": "brmgr353@mahabank.co.in"
  },
  "fees": {
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    "propertyValue": "000",
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    "expectedFees": null,
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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"
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"client": {
  "_id": "5fc6a0d8da3c631ed41d180e",
  "type": "BANK",
  "name": "Bank Of Maharashtra",
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  "initial": "BOM",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Vashi Turbhe Branch",
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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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  "value": "Residential"
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"zone": {
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  "_id": "64abdb2806d6ec174986d16b",
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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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"rateVerifier": {
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
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"maker": {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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      "remark": "MANUAL_IN_TASK"
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    {
      "status": "COMPLETED",
      "dateTime": "2024-11-14",
      "remark": "MANUAL_IN_TASK"
    }
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "label": false
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    "key": "village",
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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"value": "PIN Code - 410 206",
"label": false
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"value": "",
"label": false
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"roof": {
"value": "rcc_Slab",
"label": "R. C. C. Slab"
},
"flooring": {
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"label": "External site visit only"
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"windows": {
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"label": "Middle Class"
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "City Industrial Development Corporation of Maharashtra"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Internal Road",
  "south": "Nala",
  "east": "Internal Road / Bamandongri Station"
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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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"whichTheLocalityIsServed": {
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"auto": {
  "title": "Auto"
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"privateCars": {
  "title": "Private Cars"
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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "82500",
  "landRate": "4125",
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  "squareMeterGuideLineRate": "90750.00",
  "squareFeetGuideLineRate": "8431.00"
},

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"igrFinalRate": {
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},
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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 CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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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 Masonry"
},
"waterTank": {
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  "label": "Proposed Municipal Water Supply"
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"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"carParking": "Proposed Stilt / Open Parking",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
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"asthetikLook": {
  "value": "Plain_Looking",
  "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": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
},
"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"
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  "label": "Building Under Construction"
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"buildingSpecification": {
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"value": "Standard",
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"structuralSafety": {
"value": "Building_Under_Construction",
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
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"value": "MunicipalSewerageSystem",
"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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},
"maintenanceOfTheBuilding": {
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"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"visibleDamageInBuilding": {
"value": "Building_Under_Construction",
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"systemOfAirConditioning": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"provisionOfFirefighting": {
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"groundStilt": {
"value": "ground",
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "15",
"flatFloorNo": "15",
"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": {
    "routeMapImg": "cases/67358cd55a7fb811aa4cbe14/
routeMap_1731673373048_Image.png",
    "routeLat": "18.976967",
    "routeLng": "73.023943",
    "stationName": "Bamandongri",
    "routeDistance": "1 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
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},
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  }
],
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "totalothersRate": "0",
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  "distressValuePercentage": "80",
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"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "3404000.00"
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
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    "floorsCompleted": "17",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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    "isHideFloor": false,
    "status": true
  },
  "externalBrickWork": {
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"label": "External Brick Work",
"floorsCompleted": "17",
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"externalPlastering": {
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  "isHideFloor": false,
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  "floorsCompleted": "17",
  "percentage": "2.50",
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  "status": true
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"window": {
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  "floorsCompleted": "17",
  "percentage": "2.50",
  "isHideFloor": false,
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  "floorsCompleted": "17",
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  "isHideFloor": false,
  "status": true
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  "percentage": "1.50",
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"status": true
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  "floorsCompleted": "17",
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  "isHideFloor": false,
  "status": true
},
"liftInstallation": {
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  "floorsCompleted": "3",
  "percentage": "2.00",
  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
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  "status": true
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}
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"guidelineDetails": {
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externallmg_1731644804126_WhatsApp_Image_20241114_at_102427_PM_1.jpeg",
      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "11932.00"
  },
  "saleableRateRange": {
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  }
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"others": {
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  "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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"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"ownerPhoneNo": "9821563090",
"appAddress": "flat no. 7, 15th floor, Bldg. EA 16 , sector no.6, ulwe Navi Mumbai ",
"remark": "urgent ",
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      "nameOfApprovingAuthority": {
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        "label": "City and Industrial Development Corp Of Maharashtra Ltd."
      },
      "to": {
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        "label": "Allottee"
      },
      "Allottee": "Supriya Ajit Nikam"
    },
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  },
  {
    "documentType": {
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      "label": "Letter of Intent"
    },
    "inputs": {
      "documentDate": "14/03/2023",
      "nameOfApprovingAuthority": {
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        "label": "City and Industrial Development Corp Of Maharashtra Ltd."
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      "to": {
        "value": "purchaser",
        "label": "purchaser"
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    }
  }
]
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    },
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  },
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Sat Nov 16 2024 04:43:36 GMT+0000 (Coordinated Universal Time)"
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{
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "remark": " (As Download from RERA Site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P5200028209"
  },
  "isHardCopy": false,
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  "path": "cases/67358cd55a7fb811aa4cbe14/
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  "fileName": "document_1731733037645_RERA_Nikam.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)",
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    "value": "No",
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  "No": "CIDCO / Sr. Arch (BP-IHP)-106 / 2020 / 000151"
},
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    "value": "60ae1247aa6d152c1801b2e8",
    "label": "Layout Plan"
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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
  },
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    "label": "Document No"
  },
  "Document_No": "CIDCO / Sr. Arch (BP-IHP)-106 / 2020 / 000151"
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"fileName": "document_1731733354768_Approved_Layout_Plan.pdf"
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"title": "Create Lead",
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"datetime": "Thu Nov 14 2024 05:38:29 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Supriya Ajit Nikam ",
"phone": "9821563090",
"ownershipShare": "",
"email": "",
"id": "581157"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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"typeOfDocument": {
"value": "60ae1258aa6d152c1801b33b",
"label": "CIDCO Allotment Letter"
},
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"value": "Square_Feet",
"label": "Square Feet"
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"id": "461255",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "296",
"squareMeterArea": "27.50",
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"docFinalBuiltUpSquareMeter": "30.25",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00"
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"area": "350.00",
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"squareMeterArea": "32.52",
"expectedRate": "11428.57",
"percentage": ""
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"builtUpArea": {
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  "squareMeterArea": "35.77",
  "expectedRate": "10389.61",
  "percentage": "10"
},
"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"expectedPrice": "4000000",
"expectedRate": "11428.57",
"builtUpExpectedRate": "10389.61",
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"id": "379767"
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{
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    "squareMeterArea": "29.73",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "32.70",
    "expectedRate": "11931.82",
    "percentage": "10"
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}
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},
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"areaType": "Carpet",
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"expectedPrice": "4200000",
"expectedRate": "13125.00",
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"id": "511217"
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    "squareMeterArea": "27.50",
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  "builtUpArea": {
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    "squareMeterArea": "30.25",
    "expectedRate": "10442.26",
    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
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"expectedRate": "11486.49",
"builtUpExpectedRate": "10442.26",
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"squareMeter": "27.50",
"id": "600747"
}
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  "orientation": "portrait"
},
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  "status": false,
  "_id": "6736cd84572e264e52126506",
  "name":
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  "path": "cases/67358cd55a7fb811aa4cbe14/
externallmg_1731644804126_WhatsApp_Image_20241114_at_102427_PM_1.jpeg",
  "orientation": "portrait"
},
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  "name":
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    "path": "cases/67358cd55a7fb811aa4cbe14/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
  {
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    "status": false,
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    "name":
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    "path": "cases/67358cd55a7fb811aa4cbe14/
externallmg_1731644804237_WhatsApp_Image_20241114_at_102428_PM.jpeg",
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"processingDocuments": [
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    "path": "cases/67358cd55a7fb811aa4cbe14/
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Scheme (EWS) , Plot No. 2, Sector 6, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India",

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Composition :			
Other Composition :			