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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "67457da2d1078a4ea7fa600b"
    },
    "firstName": "Shailesh Eknath",
    "type": "CREDITOFFICER",
    "_id": "67457dc4d1078a4ea7fa6015",
    "email": "latwan.ratnagiri@bankofindia.co.in",
    "lastName": "Mhaske",
    "mobileNo": "",
    "workMobileNo": "9822711389"
  },
  "fees": {
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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": {
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  "type": "BANK",
  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Latwan Branch",
  "branchCode": "",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "latwan.ratnagiri@bankofindia.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mandangad, Ratnagiri 415202"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
  "_id": "60e2f4816576061dae4693d3",
  "zoneName": "Kolhapur Zone"
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"staff": {
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"role": "FRONTDESK",
"firstName": "Priyanka",
"email": "thane@vastukala.org",
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"shortName": "PCP",
"workWithDocumentMaker": "627222afafd7d55eddeddd82",
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"siteEngineer": {
"type": "EMPLOYEE",
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"role": "SITEENGINEER",
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"lastName": "Zore",
"mobileNo": "8652448654",
"designation": "",
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"firstName": "Vinita",
"email": "vinita.surve@vastukala.org",
"lastName": "Surve",
"mobileNo": "9820652818",
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"checker": null,
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"value": "IBBI/RV/07/2018/10366",
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"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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"_id": "60af80072ffdf65bcd658651",
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profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
}
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},
"clientType": {
  "value": "BANK",
  "label": "BANK"
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  "label": "2 BHK"
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "value": "India",
    "label": false
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  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
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  "name": "City",
  "key": "city",
  "value": "Kalwa (West)",
  "label": false
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  "value": "",
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  "key": "taluka",
  "value": "Thane",
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  "value": "",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Kharegaon",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
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  "value": "",
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  "label": true
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  "key": "selectNo",
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
  },
  "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._Casing_Capping_Electrical_wiring",
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  "finishing": {
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    "label": "Cement Plastering + POP Finish"
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"general": {
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  "populationClassList": {
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    "label": "Middle Class"
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Grampanchayat Kalher"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Bhiva Peri Chhaya CHSL",
  "west": "Ekvira Darshan Building",
  "south": "Aruna Apartment",
  "east": "Internal Road"
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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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    "east": "Walls",
    "south": "Staircase",
    "west": "Common Passage"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  }
}
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    "auto": {
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    },
    "privateCars": {
      "title": "Private Cars"
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  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "0",
  "depreciatedBuildingRate": "0"
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"igrFinalRate": {
  "floorRatePercentage": "0.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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"value": "Owner_Occupied",
"label": "Owner Occupied"
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"monthlyRent": "N.A",
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"taxAmount": "Details not available",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
"maintenanceOfFlat": "Details not available"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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"label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
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  "fullDate": "1/1/2019"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
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"label": "Yes"
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"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "3",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
},
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"finalPlinthArea": {
  "area": "345.40",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67459182d1078a4ea7fa6d60/
routeMap_1732709386496_Image.png",
    "routeLat": "19.204152",
    "routeLng": "73.002409",
    "stationName": "Kalwa",
    "routeDistance": "1.7 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "ovc8ds",
      "name": "ovc8ds",
      "image": "cases/67459182d1078a4ea7fa6d60/
routeMap_1732709269758_Image.png"
    }
  ]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
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"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "0.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  }
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},
"rccPlinth": {
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  "isHideFloor": false,
  "status": false
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"compositionImages": []
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    "max": "0.00"
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"paymentStatus": "NA",
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"ownerName": "Mr. Raghunath Vithoba Dhanavade & Mrs. Anita Raghunath
Dhanavade",
"ownerPhoneNo": "8928025924",
"fullAddress": "Residential Flat No. A-304, 3rd Floor, Om Sai Ashirwad Co.-Op. Hsg.
Soc. Ltd., Kharegaon, Village - Kalwa, Taluka - Thane, District - Thane, Kalwa (West),
PIN Code - 400 605, State - Maharashtra, India",
"remark": "",
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    },
  },
  "inputs": {
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"to": {
  "value": "transferee",
  "label": "transferee"
},
"transferee": "Mr. Raghunath Vithoba Dhanavade & Mrs. Anita Raghunath
Dhanavade",
"number": {
  "value": "No",
  "label": "No"
},
"No": "1614/2019"
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"id": "403928",
"uploadedBy": "656aa949cebbe1714411d21b",
"createdAt": "Tue Nov 26 2024 09:14:42 GMT+0000 (Coordinated Universal Time)"
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    "label": "Plinth Completion Certificate"
  },
  "inputs": {
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    }
  }
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}
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 26 2024 09:14:42 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
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    "name": "Mr. Raghunath Vithoba Dhanavade & Mrs. Anita Raghunath Dhanavade",
    "phone": "8928025924",
    "ownershipShare": "",
    "email": "",
    "id": "555176"
  }
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  "width2": "00",
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  "measurementType": {
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    "label": "Square Feet"
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  "width": "7.00",
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  "width2": "00",
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  "name": "WC",
  "length": "3.00",
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  "length2": "0",
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  "width1": "5",
  "width2": "0",
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  "images": [],
  "finalArea": "15.00",
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    "label": "Square Feet"
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  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "4251.78",
  "squareMeterArea": "395",
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  "docBultupPercentage": "",
  "docSaleablePercentage": "0",
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  "docFinalSaleableSquareMeter": "0"
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    "path": "cases/67459182d1078a4ea7fa6d60/
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  "orientation": "landscape"
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  "orientation": "portrait"
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    "name":
"externallmg_1732612812705_WhatsApp_Image_20241126_at_22704_PM_1.jpeg",
    "path": "cases/67459182d1078a4ea7fa6d60/
externallmg_1732612812705_WhatsApp_Image_20241126_at_22704_PM_1.jpeg",
    "orientation": "portrait"
  },
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externallmg_1732612812730_WhatsApp_Image_20241126_at_22704_PM.jpeg",
    "orientation": "portrait"
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    "orientation": "portrait"
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}
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],
"externalDocuments": [],
"processingDocuments": [],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
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      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Vinita",
      "lastName": "Surve",
      "profilePhoto": "users/60f9147bf3dd69653a591e8c/
profilePhoto_1668058171670_WhatsApp_Image_20221110_at_105714_AM.jpeg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "6746c83a520246c6c062558f",
    "note": "Pending OC & Approved Plan",
    "taskId": "67459189e077c54e53294662",
    "createdAt": "2024-11-27T07:20:26.747Z"
  }
],
"createdAt": "2024-11-26T09:14:42.269Z",
"updatedAt": "2024-12-09T07:19:03.017Z",
"__v": 0,
"updatedBy": "627222afafd7d55eddeddd82",
"addressForMap": "",
"caseReferredBy": "6410199a140f140ffc59b58c",
"contactPersonName": "Mr. Akshay ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner's Brother",
"rerald": "",
"siteVisitContactNo": "9619146385",
"reportGeneratedDate": "Wed Nov 27 2024 12:02:22 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-11-23",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
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"value": "Free_Hold"
},
"leaseDetails": {
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  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
},
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Bathroom + WC",
"carpetTotal": "313.00",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "345.40",
"finalCarpetArea": "314.00",
"finalSalableArea": "379.94",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "actual site measurement",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalSaleablePercentage": "10",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 314.00"
}

```

Name	Length	Width	Total
Composition :			
Living Room	12'00"	9'00"	108.00
Bedroom	9'00"	8'00"	72.00
Bedroom	9'00"	7'00"	63.00
Kitchen	6'00"	7'00"	42.00
Bathroom	2'00"	7'00"	14.00

WC

3'0"

5'0"

15.00

Other
Composition :
