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{
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    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "6401aa2a0e28255fb44e5222"
    },
    "firstName": "Minakshi\t",
    "type": "CREDITOFFICER",
    "_id": "6524deba703d7c40db979df7",
    "lastName": "Ajila\t",
    "mobileNo": "",
    "workMobileNo": "9930375648",
    "email": "1bmmsro0630@centrabank.co.in"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 4354.8535,
    "quotedAmount": ""
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"organization": {
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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  "name": "Kandivali East Branch",
  "branchCode": "",
  "mobileNo": "02228546591",
  "alternateMobileNo": "",
  "email": "bmmsro0630@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Ground Floor, G-Bungalow, Crystal Lane, Thakur Complex, Kandivali
east, Mumbai - 400 101 "
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"assetsClass": {
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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": "60af6ae22ffdf65bcd65861d",
  "role": "PICKUPPERSON",
  "firstName": "Sunil",
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  "mobileNo": "8422982721",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "vinita.surve@vastukala.org",
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  "mobileNo": "9820652818",
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      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
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"fatherName": "Baburao"
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],
"clientType": {
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  "value": "BANK"
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  ],
  "visitedDate": [
    {
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      "remark": ""
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    {
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      "dateTime": "2024-11-27",
      "remark": "MANUAL_IN_TASK"
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    "value": "Carpet"
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"compositionFlatType": {
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  "label": false
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  "value": "",
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  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "label": false
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  "value": "Thane (West)",
  "label": false
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"flatSpecifications": {
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    "value": "rcc_Slab"
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  "flooring": {
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    "value": "Vitrified_Tile_Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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  "value": "Concealed_Plumbing_with_Conduit_&_Concealed_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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    "label": "Joint Ownership"
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  "populationGroupList": {
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    "value": "Urban"
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  "townplanApprovedByList": {
    "label": "Thane Municipal Corporation",
    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Tower No. T5",
    "south": "Internal Road & Tower No. T5",
    "east": "Internal Road "
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  "asPerDocumentAgreement": {
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"unitBoundaries": {
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  "asPerDocument": {
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    "east": "Flat No. 701",
    "south": "Marginal Space ",
    "west": "Marginal Space "
  },
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  "title": "Boundaries of The Flat"
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  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
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"compositions": []
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  "depreciatedCostOfConstruction": "20400.00",
  "depreciatedBuildingRate": "3000"
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "129100",
  "landRate": "51500",
  "igrImage": "cases/6746b156e077c54e5329ef13/igr_1732880685669_Image.png",
  "squareMeterGuideLineRate": "135555.00",
  "squareFeetGuideLineRate": "12593.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "129100.00",
  "squareMeterGuideLineRate": "135555.00",
  "squareFeetGuideLineRate": "12593.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Owner Occupied",
    "value": "Owner_Occupied"
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  "monthlyRent": " 1 29,000.00 (Expected rental income per month)\n",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
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  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
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"floorSpaceIndex": "As per TMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Good "
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "Along with One Car Parking Space ",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
  },
  "planningArea": {
    "label": "Residential",
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"value": "Residential"
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"typeOfStructure": {
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "Yes",
  "value": "1"
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"appearanceOfTheBuilding": {
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},
"maintenanceOfTheBuilding": {
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"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "2",
"noOfPodium": "0",
"noOfAmenityFloors": "",
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"flatFloorNo": "7",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "624.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeLat": "19.224417",
"routeLng": "72.987389",
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  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
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    "id": "02l4yp",
    "name": "02l4yp",
    "image": "cases/6746b156e077c54e5329ef13/
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  }
],
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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      "orientation": "portrait"
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "9594038886",
"appAddress": "Flat no 702 7 th floor Bldg no T 7 Nesoleirene Project Dhokali Thane ",
"remark": "today visit Ureng Ureng hey valuation report bank kal sir "
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    "inputs": {
      "documentDate": "29/11/2019",
      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Dhruva Woolen Mills Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Subhashchandra Pandey & Mrs. Jyoti Subhashchandra
Pandey",
      "number": {
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        "label": "No"
      },
      "No": "18274 / 2019"
    },
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  },
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        "label": "Thane Municipal Corporation"
      },
      "number": {
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  "No": "S05 / 0106 / 16 (Old V.P. No. 88425) / TMC / TDD / TMCB / PO / 2023 /
APL / 00039"
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"fileName": "document_1732939054932_1732880840047_OC_Eirene.pdf"
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  "inputs": {
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      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
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    "label": "No"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Nov 27 2024 05:42:46 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Subhashchandra Pandey & Mrs. Jyoti Subhashchandra Pandey",
    "phone": "9594038886",
    "ownershipShare": "",
    "email": "",
    "id": "295840"
  }
],
"proposePurchasers": [],
"siteInspection": [
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      "value": "Carpet"
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  "providedBy": {
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  "providedByContactNo": "9594038886"
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        "width2": "11",
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    ]
  },
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  "finalArea": "133.9"
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    "width1": "4",
    "width2": "11",
    "totalArea": "8.60"
  }
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"finalArea": "67.37"
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  "measurementType": {
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    "value": "Square_Feet"
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  "name": "Passage",
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  "length2": "6",
  "width": "2.92",
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"width2": "11",
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"images": [],
"extraAreas": [],
"finalArea": "21.87"
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    "value": "Square_Feet"
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  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "28.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.00"
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    "value": "Square_Feet"
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  "name": "Toilet",
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  "width2": "11",
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        "value": "Square_Feet"
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      "width2": "00",
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  "finalArea": "107.17"
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  "length2": "3",
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  "width1": "2",
  "width2": "11",
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  "images": [],
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            "value": "Balcony_Area"
        },
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            "value": "Square_Feet"
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            "value": "60ae1254aa6d152c1801b326"
        },
        "docMeasurementType": {
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            "label": "Square Feet"
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    "size": "1322255",
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    "uploadedBy": "60f9147bf3dd69653a591e8c"
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  "size": "3515906",
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  "uploadedBy": "60f9147bf3dd69653a591e8c"
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      "role": "ADMIN",
      "firstName": "Jagdish ",
      "lastName": "Bhatt",
      "profilePhoto": "users\\6006d4ce5080a310ac1fdfc2\
\profilePhoto_1622372166238_Jagdish Photo (2).jpg"
    },
    "workType": "SITE_INSPECTION",
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    "status": true,
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    "note": "Photos (Task Reopen)",
    "taskId": "6746c45e520246c6c0625076",
    "createdAt": "2024-11-27T08:59:20.287Z"
  }
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    }
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Eirene - Part I, Village - Dhokali, Thane (West), Taluka - Thane, District - Thane, PIN -
400 607, State - Maharashtra, Country - India",
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  "email": "",
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  "isUrgent": "false",
  "ownershipShare": "",
  "proposePurchaserName": "",
  "purchaseValueAsPerDocument": "",
  "relationWithOwner": "Owner ",
  "reald": "",
  "siteVisitContactNo": "9594038886",
  "briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
  "carpetTotal": "518.79",
  "finalMeasurementType": "Sq. Ft.",
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"siteVisitDate": "2024-11-27",
"buildingServicesRate": "3000",
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"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 568.00",
"flatRate": "20400",
"landOtherRate": "17400",
"shopDetails": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
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"builtupPercentage": "10",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 519.00\nEnclosed Balcony Area in
Sq. Ft. = 34.00\nFlower Bed Area in Sq. Ft. = 15.00\n\nAll the above areas are within
5% of the Agreement for Sale Area. The above calculations and detailed
measurements taken by us prove that the Agreement for Sale area is not exorbitantly
inflated. Hence, valuation is prepared based on the Agreement for Sale area.\n\n",
"finalBuiltupArea": "591.21",
"finalCarpetArea": "537.46",
"finalSalableArea": "650.33",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 518.00\nBalcony Area in Sq. Ft.
= 19.00\n\n",
"toBeAdded": "",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "18.67",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
},
"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
```



```

    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Sat Nov 30 2024 03:44:20 GMT+0000 (Coordinated
Universal Time)"
}

```

Name	Length	Width	Total
Composition :			
Living Room	12'8"	10'5"	131.94
Kitchen	7'9"	7'7"	58.77
Passage	7'6"	2'11"	21.87
Toilet	4'00"	7'00"	28.00
Toilet	3'1'00"	1'00"	31.00
Bedroom	10'00"	9'11"	99.17
Bedroom	3'3"	2'11"	9.48
Other Composition :			
Balcony Area	8'00"	2'4"	18.67