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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "label": "Direct",
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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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    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "64475d5ad11ef125ab24cd9f"
    },
    "firstName": "Padma",
    "type": "CREDITOFFICER",
    "_id": "66696a9709a0de7b00a48aa6",
    "lastName": "Magdum",
    "mobileNo": "",
    "workMobileNo": "9096473962",
    "email": "1brmgr1216@mahabank.co.in"
  },
  "fees": {
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    "propertyValue": "0000",
    "discussWithPerson": "Padma",
    "expectedFees": null,
    "quotedAmount": ""
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "brmgr1216@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Thane ( West)-400602\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"type": "EMPLOYEE",
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  "firstName": "Sahadu",
  "email": "thoratsahadu8679@gmail.com",
  "lastName": "Thorat",
  "mobileNo": "9422389642",
  "shortName": "ST",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Vinita",
  "email": "vinita.surve@vastukala.org",
  "lastName": "Surve",
  "mobileNo": "9820652818",
  "designation": "",
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  "workWithDocumentMaker": "",
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"role": "VALUER",
"firstName": "Manoj",
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"lastName": "Chalikwar",
"mobileNo": "9819597579",
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profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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  "label": "BANK",
  "value": "BANK"
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      "dateTime": "2024-11-27T09:31:58.355Z",
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    "remark": "MANUAL_IN_TASK"
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  "rateMax": "25000",
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    "name": "Carpet",
    "value": "Carpet"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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    "label": false
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  "label": true
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  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Thane (West)",
  "label": false
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  "label": true
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  "label": true
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  "value": "",
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  "value": "",
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  "key": "street2",
  "value": "",
  "label": false
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  "key": "landmark",
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  "label": false
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  "value": "",
  "label": true
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"label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "280/4/1, 415/1/4, 289/2/2/4, 289/2/4/2, 415/1/5",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "4109",
  "label": false
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  "value": "",
  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "value": "",
  "label": false
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  "flooring": {
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    "value": "Proposed_Vitrified_tiles_flooring"
  },
  "doors": {
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    "value": "Proposed_Teak_wood_door_frame_with_flush_doors"
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  "windows": {
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    "value": "Proposed_Powder_coated_aluminium_sliding_windows"
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  "fittings": {
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    "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Concealed_wiring"
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  "finishing": {
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    "value": "Proposed_Cement_Plastering"
  }
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"general": {
  "ownership": {
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    "value": "MiddleClass"
  }
},
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  "value": "Urban"
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"townplanApprovedByList": {
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  "value": "Thane_Municipal_Corporation"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Mission Dr Road",
  "south": "Pokharan Road No. 2",
  "east": "Tata Serein Complex"
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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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    "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"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  }
}
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    "privateCars": {
      "title": "Private Cars"
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  "dateOfIssusApprovePlan": "Copy of Approved Building Plan V.P. No..S04 / 0100 / 16 (2002 / 81) TMC / TD-DP / TPS / 4332 / 23 Dated 17.03.2023 issued by Thane Municipal Corporation. (As Download from RERA Site)",
  "approvePlanVerified": "Building is under construction",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per Approved Plan & site information Flat No. 9 & 10 internally merged to form single flat. The Composition of Amalgamated Flat will be 4 Bedrooms + Living Room + Kitchen + 3 Toilets + Passage + Balcony + Cupboard Area (i.e. 4 BHK)",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "144500",
  "landRate": "56200",
  "igrImage": "cases/6746b933d1078a4ea7faffa3/igr_1732779479373_Image.png",
  "squareMeterGuideLineRate": "173400.00",
  "squareFeetGuideLineRate": "16109.00"
}

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},
"igrFinalRate": {
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  "squareFeetGuideLineRate": "16109.00"
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    "value": "Ordinary"
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  "propertyTypeOfUseList": {
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    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per TMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Details not available"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
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"label": "Building Under Construction",
"value": "Building_Under_Construction"
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"label": "Proposed Municipal Water Supply"
},
},
"pavementLaid": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
},
"carParking": "Proposed Along with 2 Lower Ground Covered Car Parking Space",
"constructionWorkStatus": {
"value": "InProgress",
"label": "Under Construction"
},
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
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"dateOfConstruction": {
"date": "",
"month": "1",
"year": "2025",
"fullDate": "1/1/2025"
},
},
"planningArea": {
"value": "Residential",
"label": "Residential"
},
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"typeOfStructure": {
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"label": "R.C.C. Framed"
},
},
"typeOfFoundation": {
"value": "Proposed_R.C.C._Foundation",
"label": "Proposed R.C.C. Foundation"
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},
"qualityOfConstruction": {
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},
"materialUsedList": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"buildingSpecification": {
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  "label": "Proposed Standard"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"maintenancelssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "label": "Building Under Construction",
  "value": "Building_Under_Construction"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "Lower_Ground+_Upper_Ground_A+_Upper_Ground_B+_Upper_Stilt/"
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_(F.C.)/_Podium",
  "label": "Lower Ground + Upper Ground A + Upper Ground B + Upper Stilt / (F.C.) / Podium"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "0",
"noOfFloors": "42",
"flatFloorNo": "41",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "10"
},
"finalPlinthArea": {
  "area": "1555.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeMapImg": "cases/6746b933d1078a4ea7faffa3/routeMap_1732786118915_Image.png",
    "routeLat": "19.222111",
    "routeLng": "72.961417",
    "stationName": "Thane",
    "routeDistance": "5.3 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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"finalLatLng": {
  "coordinates": [
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    0
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  "type": "Point"
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"showLocation": {
  "latlng": false,
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"locationMapImg": [
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    "name": "y8n9s9",
    "image": "cases/6746b933d1078a4ea7faffa3/
routeMap_1732786026565_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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    "isHideFloor": false,
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    "floorsCompleted": "Complete",
    "percentage": "5",
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    "status": true
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"percentage": "6.22",
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  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "label": "Window",
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  "floorsCompleted": "35",
  "percentage": "7.78",
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "status": true
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  "builtUpRateRange": {
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    "max": "20286.00"
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  "saleableRateRange": {
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  "status": 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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  "value": "LEAD"
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"ownerPhoneNo": "9819094324",
"appAddress": "flat no 4109, 41 th floor, building no. 2 ,\nMahavir spring, majiwada,
\nThane West ",
"remark": "urgent report required ",
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      "from": {
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        "label": "Builder"
      },
      "Builder": "M/s. Vinayak Developers",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
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      "purchaser": "Dr. Ipsita Rajiv Chitre & Mrs. Deepa Rajiv Chitre "
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        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  }
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  },
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V_P_No_",
      "label": "V.P. No."
    },
    "V_P_No_": "S04 / 0100 / 16 (2002/81) TMC / TDD / 4465 / 23"
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  "displayStatus": true,
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  "path": "cases/6746b933d1078a4ea7affa3/document_1732784860409_CC.pdf",
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  "uploadedBy": "627222afafd7d55eddedd82",
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    "label": "Approved Building Plan"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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    "label": "Thane Municipal Corporation"
  },
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  },
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    "title": "Create Lead",
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    "datetime": "Wed Nov 27 2024 06:16:19 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
  {
    "name": "Dr. Ipsita Rajiv Chitre & Mrs. Deepa Rajiv Chitre ",
    "phone": "9819094324",
    "ownershipShare": "",
    "email": "",
    "id": "709203"
  }
],
"proposePurchasers": [],
"siteInspection": [
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
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    "value": "Owner"
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  "_id": "6746e6a8d1078a4ea7fb37a7",
  "area": "1414",
  "providedByName": "Dr. Ipsita Rajiv Chitre & Mrs. Deepa Rajiv Chitre ",
  "providedByContactNo": "9819094324"
}
],
"composition": [],
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      "label": "Agreement of Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "131.37",
    "totalAreaDocument": "1414",
    "docBUILTUPPercentage": "10",
    "docFinalBUILTUP": "1555.40",
    "docFinalBUILTUPSquareMeter": "144.50",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "577880"
  }
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"images": [],
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      "percentage": ""
    },
    "builtUpArea": {
      "area": "1112.10",
      "squareMeterArea": "103.32",
      "expectedRate": "18883.19",
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    "percentage": "10"
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    "percentage": ""
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "21000000",
  "expectedRate": "20771.51",
  "builtUpExpectedRate": "18883.19",
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    "squareMeterArea": "78.69",
    "expectedRate": "22314.05",
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  "builtUpArea": {
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    "squareMeterArea": "86.56",
    "expectedRate": "20285.50",
    "percentage": "10"
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  "saleableArea": {
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  "id": "300843"
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  "builtUpArea": {
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    "squareMeterArea": "72.76",
    "expectedRate": "18995.33",
    "percentage": "10"
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    "percentage": ""
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  "areaType": "Carpet",
  "floor": "",
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    "builtUpExpectedRate": "18995.33",
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    "squareMeter": "66.15",
    "id": "700329"
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  {
    "carpetArea": {
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      "squareMeterArea": "74.79",
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    },
    "builtUpArea": {
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      "squareMeterArea": "82.27",
      "expectedRate": "18209.09",
      "percentage": "10"
    },
    "saleableArea": {
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      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
    "_id": "67481e4ae077c54e532b1b26",
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    "area": "805",
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    "expectedRate": "20030.00",
    "builtUpExpectedRate": "18209.09",
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  }
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    "orientation": "portrait"
  }
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"externalDocuments": [],
"processingDocuments": [
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