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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "creditOfficer": {
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    },
    "firstName": "Bhaskar",
    "type": "CREDITOFFICER",
    "_id": "66a879097a0b656fbbdc5858",
    "email": "bom164@mahabank.co.in",
    "lastName": "khude",
    "mobileNo": "",
    "workMobileNo": "87965 3721"
  },
  "fees": {
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    "propertyValue": "8000000",
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    "expectedFees": 4000,
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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"
},
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
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  "initial": "BOM",
  "remark": "Temp",
  "status": true
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  "alternateMobileNo": "",
  "email": "bom164@mahabank.co.in",
  "fax": "",
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"firstName": "SAHADEV ",
"email": "temkarsahdaev@gmail.com",
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"shortName": "SAHADEV",
"workWithDocumentMaker": ""
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"siteEngineer": {
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"email": "vaib1234b@gmail.com",
"lastName": "Bhagat",
"mobileNo": "8779534609",
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"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
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},
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  {
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      {
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        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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        "number": "CAT-I-F-1763"
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      "number": "IBBI/RV/07/2018/10366"
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  "fatherName": "Baburao"
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    "remark": ""
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    "dateTime": "2024-11-30",
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    "name": "Saleable",
    "value": "Saleable"
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  "label": true
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  "value": "",
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  "label": false
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    "value": "Proposed_Vitrified_tiles_flooring"
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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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    "label": "Joint Ownership"
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Thane SRA Office",
    "south": "Internal Road ",
    "east": "Acme Ozone, Centelia"
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
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      "north": "Flat No. 3305",
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      "south": "Flat No. 3307",
      "west": "Passage & Flat No. 3302"
    }
  },
}
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  "south": "Details not available ",
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    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will be 2 Bedrooms + Living Room / Dining + Kitchen + Passage + 2 Toilets. (i.e. 2BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. S04 / 0163 / 19(Old No. 88/142) / TMC / TDD / 4424 / 23 dated 20.06.2023 issued by TMC.",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "Building is under construction ",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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pan.
iii) Copy of Architect letter dated 12.12.2024 enclosed for regarding floor details as per approved plan and as per sale plan.\n",

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"depreciationPercentage": "",
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"salvageValue": "",
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"rate": "115100",
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"squareMeterGuideLineRate": "138120.00",
"squareFeetGuideLineRate": "12832.00"
},
"igrFinalRate": {
"floorRatePercentage": "20",
"depreciationPercentage": "0",
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"squareFeetGuideLineRate": "12832.00"
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"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
"label": "Medium"
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"label": "Proposed Residential Purpose",
"value": "Proposed_Residential_Purpose"
},
"propertyOccupiedByList": {
"value": "Building_is_under_construction_",
"label": "Building is under construction "
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"monthlyRent": "N.A",
"assessmentNo": "Details not available ",
"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per TMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction "
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "label": "Building Under Construction",
    "value": "Building_Under_Construction"
  },
  "waterTank": {
    "label": "Proposed Municipal Water Supply",
    "value": "Proposed_Municipal_Water_Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Proposed Along with One Car Parking Space ",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2027",
    "fullDate": "1/1/2027"
  },
  "planningArea": {
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    "value": "Residential"
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  "typeOfStructure": {
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"label": "Proposed R.C.C. Foundation"
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"value": "Building_is_under_construction_"
},
},
"materialUsedList": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
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"buildingSpecification": {
"value": "Average",
"label": "Average"
},
},
"structuralSafety": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
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"sewerageSystem": {
"value": "Proposed_Connected_to_Municipal_Sewerage_System_",
"label": "Proposed Connected to Municipal Sewerage System "
},
},
"walls": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
},
"appearanceOfTheBuilding": {
"label": "Building is under construction ",
"value": "Building_is_under_construction_"
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"maintenanceOfTheBuilding": {
"label": "Building is under construction ",
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"value": "Building_Under_Construction",
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  "label": "Building Under Construction",
  "value": "Building_Under_Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
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"provisionOfFirefighting": {
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  "label": "Proposed, Yes"
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"groundStilt": {
  "label": "Ground",
  "value": "ground"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
  "label": "As per RERA Certificate"
},
"isSiteVisitAllowed": true,
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"noOfAmenityFloors": "0",
"noOfFloors": "35",
"flatFloorNo": "33",
"noOfLifts": "6",
"noOfDwellingUnitsInBuilding": "11"
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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  "routeMapDetail": {
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    "routeLng": "72.971250",
    "stationName": "Thane",
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"routeDistance": "5.9 Km. ",
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  "label": "Railway Station"
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    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
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    "id": "vx817k",
    "name": "vx817k",
    "image": "cases/674adf3a520246c6c064ca3a/
routeMap_1734340035972_Image.png"
  }
]
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    "depreciatedCostOfConstruction": "",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "number": "2309613",
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "Complete",
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  "isHideFloor": false,
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"percentage": "0.00",
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  "floorsCompleted": "",
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  "floorsCompleted": "",
  "percentage": "15.58",
  "isHideFloor": true,
  "status": true
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      "orientation": "landscape"
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      "orientation": "landscape"
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    "orientation": "landscape"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "29745.00"
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  "builtUpRateRange": {
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    "max": "27040.00"
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  "saleableRateRange": {
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    "max": "22534.00"
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"isEditable": true
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  "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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  "isEditable": true
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"status": true,
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"status": true,
"isEditable": true
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"status": true,
"isEditable": false
}
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"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
createCase": "false",
type": "CASE",
leadType": {
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isExternalReport": false,
isSiteMeasurementAllowed": false,
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"ownerPhoneNo": "9158444616",
"appAddress": "Flat No. 3306, 33 floor,Wing-B-1,Lodha Bellavista, off Gladys Alvares
Road Khewra circle Thane,-400610",
"remark": "",
"documents": [
  {
    "documentType": {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Company"
      },
      "Company": "M/s. Macrotech Developers Ltd.",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Priya Gupta & Dinkar Bharati Gupta ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "31025 / 2024"
    },
    "isHardCopy": false,
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document_1732959777565_1732959774885_2249309_AFS.pdf",
    "fileName": "document_1732959777565_1732959774885_2249309_AFS.pdf"
  },
]
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{
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  "inputs": {
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      "label": "Thane Municipal Corporation"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "S04 / 0163 / 19(Old No. 88/142) / TMC / TDD / 4424 / 23"
  },
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  "displayStatus": false,
  "fileName": "document_1734333610711_Plan.pdf",
  "path": "cases/674adf3a520246c6c064ca3a/document_1734333610711_Plan.pdf",
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Dec 16 2024 07:20:11 GMT+0000 (Coordinated Universal Time)"
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      "label": "Thane Municipal Corporation"
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    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "S04 / 0163 / 19(Old No. 88/142) / TMC / TDD / 4424 / 23"
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  "displayStatus": false,
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    "label": "RERA Certificate"
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700024815"
},
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"displayStatus": false,
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"createdAt": "Mon Dec 16 2024 07:21:08 GMT+0000 (Coordinated Universal Time)"
}
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"createdBy": "667112d324f3ba1343e5ac5c",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Nov 30 2024 09:47:38 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Priya Gupta & Dinkar Bharati Gupta ",
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"phone": "9158444616",
"ownershipShare": "",
"email": "",
"id": "864127"
}
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"proposePurchasers": [],
"siteInspection": [
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"areaType": {
"label": "Carpet",
"value": "Carpet"
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"providedBy": {
"label": "Owner",
"value": "Owner"
},
"_id": "674af8b2e077c54e532d6376",
"area": "773",
"providedByName": "Priya GuptaANd Dinkar Bharti Gupta ",
"providedByContactNo": "9158444616"
}
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"composition": [],
"otherComposition": [],
"externalReport": [],
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{
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"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "487656",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "773",
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"docFinalBuiltUp": "850.3",
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"docBuiltupPercentage": "10",
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"docFinalSaleable": "0",
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    "builtUpArea": {
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      "squareMeterArea": "58.06",
      "expectedRate": "27040.00",
      "percentage": "10"
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      "area": "750.00",
      "squareMeterArea": "69.68",
      "expectedRate": "22533.33",
      "percentage": "20"
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    "expectedPrice": "16900000",
    "expectedRate": "22533.333333333332",
    "builtUpExpectedRate": "27040.00",
    "image": "cases/674adf3a520246c6c064ca3a/
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    "id": "115969"
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  {
    "carpetArea": {
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      "expectedRate": "23877.75",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "107.00",
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    "percentage": "10"
  },
  "saleableArea": {
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    "expectedRate": "18089.20",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedRate": "23877.75",
  "builtUpExpectedRate": "21707.04",
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  "squareMeter": "97.27",
  "id": "535501"
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{
  "carpetArea": {
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    "squareMeterArea": "88.43",
    "expectedRate": "23458.59",
    "percentage": ""
  },
  "builtUpArea": {
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    "expectedRate": "21326.04",
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    "area": "1256.40",
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  "saleablePercentage": "20",
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  "areaType": "Built_Up",
  "floor": "",
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  "expectedPrice": "22328359",
  "expectedRate": "23458.59",
  "builtUpExpectedRate": "22328359",
  "image": "cases/674adf3a520246c6c064ca3a/
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  "squareMeter": "97.27",
  "id": "363550"
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    "squareMeterArea": "88.43",
    "expectedRate": "22624.14",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "97.27",
    "expectedRate": "20567.44",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "1256.40",
    "squareMeterArea": "116.72",
    "expectedRate": "17139.53",
    "percentage": "20"
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  "printlnReport": true,
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  "property": "Flat",
  "area": "1047.00",
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"expectedRate": "22624.14",
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"image": "cases/674adf3a520246c6c064ca3a/
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"squareMeter": "97.27",
"id": "606713"
}
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"name":
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"path": "cases/674adf3a520246c6c064ca3a/
externalImg_1732968584500_WhatsApp_Image_20241130_at_172052.jpeg",
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"orientation": "landscape"
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"orientation": "landscape"
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}
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  "orientation": "portrait"
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"processingDocuments": [
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Maharashtra ( BANDRA (EAST).xlsx",
  "filename": "1733232936567_Priya_GuptaANd_Dinkar_Bharti_Gupta_Flat_No_330
6__Bank_Of_Maharashtra__BANDRA_EAST.xlsx",
  "path": "cases/674adf3a520246c6c064ca3a/processingDocuments/1733232936567
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Other			
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