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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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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": {
    "branch": {
      "_id": "66d9752000f75047be619292"
    },
    "firstName": "Niraj",
    "type": "CREDITOFFICER",
    "_id": "66d97545807b2347dd5be224",
    "email": "niraj.shirapuri@cosmosbank.in",
    "lastName": "Shirapuri",
    "mobileNo": "",
    "workMobileNo": "9158003636"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "000",
    "discussWithPerson": "Niraj",
    "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"
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"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "66d9752000f75047be619292",
  "name": "Lower Parel Branch",
  "branchCode": "",
  "mobileNo": "02224932379",
  "alternateMobileNo": "",
  "email": "niraj.shirapuri@cosmosbank.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Manic Soc Sunmill COmpound Lane, S J Marg, Lower Parel Mumbai
400013"
},
"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": {
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"_id": "64abdb2806d6ec174986d16b",
"role": "PICKUPPERSON",
"firstName": "Sahadu",
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"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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"role": "FRONTDESK",
"firstName": "Pratibha",
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"designation": ""
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"lastName": "Surve",
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"valuers": [
{
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{
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"label": "Registered Valuer"
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],
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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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  "number": "CAT-I-F-1763"
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
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  "value": "BANK"
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  "longitude": "73.00983646033106"
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      "dateTime": "2024-12-16",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-12-16",
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"marketAnalysisAndRemark": {
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    "name": "Carpet",
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"compositionFlatType": {
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  "label": "2 BHK"
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"externalReportDetails": {
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  "label": false
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  "value": "Parsik",
  "label": true
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  "value": "Thane",
  "label": true
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  "key": "city",
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  "key": "buildingName",
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  "label": false
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  "value": "Gholai Nagar",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "105",
  "label": false
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  "key": "municipalityWardNo",
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  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 400 605",
  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "value": "rcc_Slab"
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    "value": "Vitrified_Tile_Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
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  "windows": {
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"value": "Powder_coated_Aluminum_sliding_windows",
"label": "Powder coated Aluminum sliding windows"
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"fixtures": {
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"label": "Concealed plumbing with C.P. fixtures. Concealed Electrical wiring"
},
"finishing": {
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"label": "Cement Plastering with POP false Ceiling"
}
},
"general": {
"ownership": {
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"populationClassList": {
"label": "Middle Class",
"value": "MiddleClass"
},
"populationGroupList": {
"label": "Urban",
"value": "Urban"
},
"townplanApprovedByList": {
"label": "Thane Municipal Corporation",
"value": "Thane_Municipal_Corporation"
},
"whetherCoveredUnderAnyState": {
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"label": "No"
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"asPerActualAgreement": {
"north": "Railway Track",
"west": "Open Plot / Parking",
"south": "Internal Road / Rameshwar Complex",
"east": "Garden"
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"asPerDocumentAgreement": {
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"south": "Details not available",
"east": "Details not available"
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  "east": "Flat No. 102 & 101",
  "south": "Lift / Flat No. 103",
  "west": "Flat No. 104 & 105"
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"asPerDocument": {
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  "east": "Details not available",
  "south": "Details not available",
  "west": "Details not available"
},
"isDisplay": false,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "+ Terrace.",
"dateOfIssusApprovePlan": " Copy of Approved Building Plan V.P. No..2007 / 65 /
TMC / TD / DP / TPS / 392 Dated 30.03.2012 issued by Thane Municipal Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
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"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
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"apfDetails": {
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  "compositions": []
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "53200",
  "landRate": "11000",
  "igrImage": "cases/675ff4bea66fdb54ffa16d4/igr_1734418921339_Image.png",
  "squareMeterGuideLineRate": "53200.00",
  "squareFeetGuideLineRate": "4942.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "53200.00",
  "squareMeterGuideLineRate": "53200.00",
  "squareFeetGuideLineRate": "4942.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "label": "Ordinary",
    "value": "Ordinary"
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  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Owner Occupied",
    "value": "Owner_Occupied"
  },
  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",

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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"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"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt / Open Parking",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
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  "planningArea": {
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"label": "Residential",
"value": "Residential"
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"value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
"label": "Good"
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
"value": "Standard",
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"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenanceIssues": {
  "value": "New_Building",
  "label": "New Building"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "7",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "826.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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"routeLat": "19.204964",
"routeLng": "73.009569",
"stationName": "Kalwa",
"routeDistance": "1.6 Km",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "13n1i5",
    "name": "13n1i5",
    "image": "cases/675ff4bea66fdb54ffa16d4/
routeMap_1734426237803_Image.png"
  }
],
"valuation": {
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    "depreciationPercentage": "0",
    "depreciatedCostOfConstruction": "0.00",
    "totalFairMarketValue": "8336100.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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    "status": false
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  "status": false
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  "floorsCompleted": "",
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  "status": false
},
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      "orientation": "portrait"
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  ],
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    "orientation": "landscape"
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    "name":
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    "path": "cases/675ff4bea66fdba54ffa16d4/
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "status": false,
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    "name": "externallmg_1734347273177_image.jpeg",
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externallmg_1734347273177_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
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    "name": "externallmg_1734347220291_image.jpeg",
    "path": "cases/675ff4bea66fdb54ffa16d4/
externallmg_1734347220291_image.jpeg",
    "orientation": "landscape"
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    "status": false,
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    "name": "externallmg_1734347185624_image.jpeg",
    "path": "cases/675ff4bea66fdb54ffa16d4/
externallmg_1734347185624_image.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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    "max": "1127698.00"
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    "max": "1025180.00"
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  "ratePerUnit": "0.00",
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  "quantity": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "PRINT": false,
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"PAYMENT_COLLECT": false,
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"ownerPhoneNo": "8424842509",
"appAddress": "flat no.105, 1st floor, Radhakrishna park, building.A ,\nparsik Nagar,
kalwa , Thane ",
"remark": "without OC report required ",
"documents": [
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      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "inputs": {
      "documentDate": "08/10/2021",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Space Developers",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      }
    }
  }
]
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    },
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    },
    "Document_No": "19393/2021"
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},
{
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "08/03/2019",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V_P_No_",
      "label": "V.P. No."
    },
    "V_P_No_": "2007 / 65 / TMC / TDD / 114"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "createdAt": "Tue Dec 17 2024 08:32:59 GMT+0000 (Coordinated Universal Time)"
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{
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    "label": "Approved Building Plan"
  },
}
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"inputs": {
  "documentDate": "30/03/2012",
  "nameOfApprovingAuthority": {
    "value": "Thane_Municipal_Corporation",
    "label": "Thane Municipal Corporation"
  },
  "number": {
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    "label": "V.P. No."
  },
  "V_P_No_": "2007 / 65 / TMC / TD / DP / TPS / 392"
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51700023545"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1734425335746_RERACertificate.pdf",
  "path": "cases/675ff4bea66fdb54ffa16d4/
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  "id": "156137",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Tue Dec 17 2024 08:48:55 GMT+0000 (Coordinated Universal Time)"
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}
],
"caseNumber": "013089",
"createdBy": "64abdb2806d6ec174986d16b",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Dec 16 2024 09:37:02 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Balmukund Haldhar Sonar & Mrs. Kamala Balmukund Sonar",
    "phone": "8424842509",
    "ownershipShare": "",
    "email": "",
    "id": "881802"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "676008ea8502a1ee45965971",
    "area": "840",
    "providedByName": "Balmukund H Sonar and Kamala B Sonar ",
    "providedByContactNo": "8424842509"
  }
],
"composition": [
  {
    "measurementType": {
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    },
    "id": "1",
    "name": "Living Room",
  }
]
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  "width2": "00",
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    "value": "Square_Feet"
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  "length1": "15",
  "length2": "00",
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  "width1": "7",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
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  "measurementType": {
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    "value": "Square_Feet"
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  "length": "4.00",
  "length1": "4",
  "length2": "00",
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  "width2": "00",
  "totalArea": "32.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.00"
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  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
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  "name": "Toilet",
  "length": "5.00",
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"width1": "5",
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"extraAreas": [],
"finalArea": "25.00"
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  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
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  "name": "Passage",
  "length": "5.00",
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  "width2": "00",
  "totalArea": "40.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "40.00"
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    "value": "Square_Feet"
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  "length": "31.00",
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  "width1": "1",
  "width2": "00",
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  "extraAreas": [],
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],
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      "value": "Dry_Balcony_Area"  
    },  
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      "value": "Square_Feet"  
    },  
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    "width2": "00",  
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  },  
  {  
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      "value": "Carpet"  
    },  
    "name": {  
      "label": "Dry Balcony Area",  
      "value": "Dry_Balcony_Area"  
    },  
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      "value": "Square_Feet"  
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{
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    "value": "Carpet"
  },
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    "value": "Terrace_Area"
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    "value": "Square_Feet"
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  "width1": "5",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "75",
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  "percentage": "100"
},
{
  "toBeAdded": {
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    "value": "Carpet"
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  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
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Gholai Nagar, Village - Parsik, Taluka - Thane, District - Thane, Kalwa (East), PIN Code
- 400 605, State - Maharashtra, India",
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Area in Sq. Ft. = 674.00\nTerrace Area in Sq. Ft.= 77.00",
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Universal Time)",
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}
}
}

```

Name	Length	Width	Total
Composition :			
Living Room	11'0"	14'0"	154.00
bedroom	12'00"	8'00"	96.00
Bedroom	15'00"	10'00"	150.00
Kitchen	15'00"	7'00"	105.00
Toilet	4'00"	8'00"	32.00
Toilet	5'00"	5'00"	25.00
Passage	5'00"	8'00"	40.00
Balcony	31'00"	1'00"	31.00
Other Composition :			
Dry Balcony Area	13'00"	1'00"	13.00
Dry Balcony Area	3'00"	6'00"	18.00
Terrace Area	15'00"	5'00"	75.00
Terrace Area	103'00"	1'00"	103.00