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{
  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "635f732fe363ef22db2f1c80",
    "firstName": "Ravindra Sir",
    "lastName": "sir",
    "mobileNo": "",
    "email": "1sbi.14677@sbi.co.in",
    "workMobileNo": "7738642220"
  },
  "fees": {
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    "expectedFees": null,
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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": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000167",
  "type": "BRANCH",
  "name": "RACPC Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
  "alternateMobileNo": "",
  "address": "Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4,
Railway Station Building, C.B.D. Belapur, Navi Mumbai - 400 614, State - Maharashtra,
Country - India.",
  "ledgerName": "STATE BANK OF INDIA - CBD Estate Department",
  "fax": "022 2757 7002",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "email": "mahindra.bijlaney@gmail.com",
  "lastName": "Bijlaney",
  "mobileNo": "9833016592",
  "shortName": "MB",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
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  "designation": "",
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  "workWithDocumentMaker": ""
},
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  "firstName": "Jayaraja",
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  "lastName": "Acharya",
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  "designation": "",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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"lastName": "Kuperkar",
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"role": "VALUER",
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"lastName": "Chalikwar",
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    "label": false
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  "value": "Panvel",
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  "key": "plotNo",
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "510 ",
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  "label": false
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    "label": "Proposed Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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    "label": "Proposed Powder coated aluminium sliding windows"
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"east": "Open Plot"
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"west": "Plot No. 4",
"south": "Plot Nos. 12 & 13",
"east": "Plot Nos. 1 & 14"
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"asPerDocument": {
"north": "",
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"east": ""
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"isActive": false,
"title": "Boundaries of The Flat"
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"extraDetailOfProperty": "As per Agreement Sale Plan, the composition of residential flat is Living Room + 1 Bedroom + Kitchen + WC + Toilet (i.e. 1 BHK with WC & Toilet)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CIDCO / BP-17458 / TPO (NM & K) / 2020 / 9806 Dated 14.09.2023 issued by CIDCO",
"approvePlanVerified": "N.A., Building is under Construction",
"empanelledOfApprovePlan": "N.A.",
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"landAndBuildingDetails": {
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}
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  "rate": "69000",
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  "squareMeterGuideLineRate": "72450.00",
  "squareFeetGuideLineRate": "6731.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "69000.00",
  "squareMeterGuideLineRate": "72450.00",
  "squareFeetGuideLineRate": "6731.00"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
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  "floorSpaceIndex": "As per CIDCO norms",
  "tenantName": ""
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "carParking": "Proposed, Covered Parking Space",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2025",
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  "planningArea": {
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"typeOfStructure": {
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"qualityOfConstruction": {
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  "label": "Information Not Available"
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  "label": "Proposed Standard"
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"structuralSafety": {
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  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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"label": "Building Under Construction"
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"visibleDamageInBuilding": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "5",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "13"
},
"finalPlinthArea": {
  "area": "350.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
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    "routeMapImg": "cases/6641cd80e878f03b3ef18eff/  
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    "routeLng": "73.101417",  
    "stationName": "Panvel Junction",  
    "routeDistance": "2.5 km."  
  },  
  "finalLatLng": {  
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    ],  
    "type": "Point"  
  },  
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    "finallatlng": true  
  },  
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      "name": "65g2t9",  
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    }  
  ]  
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  "wardrobesQty": "0",  
  "showcasesQty": "0",  
  "showcasesRate": "0",  
  "totalshowcasesRate": "0",  
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4306500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4306500.00"
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"outward": {
  "status": true,
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  "date": "Tue May 28 2024 11:47:52 GMT+0530 (India Standard Time)",
  "number": "2306488",
  "dayCount": "4",
  "monthCount": "348",
  "generatedBy": "60f915d3f3dd69653a592199"
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"rateVerify": {
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"underConstruction": {
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    "percentage": "5",
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    "orientation": "portrait"
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"compositionImages": []
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  },
  "saleableRateRange": {
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
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"status": true,
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"ownerPhoneNo": "9011448848",
"appAddress": "510Pyunora Heights, plot no 2+3, sector2A, Node Karanjade, Navi
Mumbai, Panvel ",
"remark": "sourcing Anil Modane",
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    },
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      "from": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Ambika Enterprises",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Smt. Mandakini Sampat Shedage & Shri. Nilesh Sampat Shedage",
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  "Registration_No": "7698/2024"
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  "inputs": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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    }
  },
  "No": "P52000053534"
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"createdAt": "Tue May 28 2024 10:22:38 GMT+0530 (India Standard Time)"
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  },
  "inputs": {
    "documentDate": "14/09/2023",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
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    "label": "CIDCO"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CIDCO / BP-17458 / TPO (NM & K) / 2020 / 9806"
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"isHardCopy": false,
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"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Tue May 28 2024 10:23:50 GMT+0530 (India Standard Time)"
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  },
  "inputs": {
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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CIDCO / BP-17458 / TPO (NM & K) / 2020 / 9806"
  },
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Plan_Approval___NA_Order_for_plotted_development.pdf",
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  }
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"owners": [
  {
    "name": "Smt. Mandakini Sampat Shedage",
    "phone": "9011448848",
    "ownershipShare": "",
    "email": "",
    "id": "946603"
  },
  {
    "name": "Shri. Nilesh Sampat Shedage",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "707143"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [],
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      "label": "Agreement for sale"
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      "label": "Square Feet"
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    "id": "468661",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "319",
    "squareMeterArea": "29.64",
    "docFinalBuiltUp": "350.9",
    "docFinalBuiltUpSquareMeter": "32.604",
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"expectedRate": "13200.63",
"percentage": ""
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"builtUpArea": {
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"areaType": "Carpet",
"floor": "Middle",
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"expectedPrice": "4211000",
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"builtUpExpectedRate": "12000.57",
"image": "cases/6641cd80e878f03b3ef18eff/indicator_1716811707533_Image.png",
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  "percentage": "10"
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"source": "Housing.Com",
"expectedPrice": "4200000",
"expectedRate": "13166.14",
"builtUpExpectedRate": "11969.22",
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"id": "620780"
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{
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    "squareMeterArea": "27.41",
    "expectedRate": "14237.29",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "30.15",
    "expectedRate": "12942.99",
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"expectedRate": "14237.29",
"builtUpExpectedRate": "12942.99",
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"id": "604683"
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  "path": "cases/6641cd80e878f03b3ef18eff/
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410 206, State - Maharashtra, India",
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