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{
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Niranjan",
    "type": "CREDITOFFICER",
    "_id": "66ed6f3cada7094de493dbf8",
    "email": "bhandena@svcbank.com",
    "lastName": "bhande",
    "mobileNo": "9920636779",
    "workMobileNo": "9653316453"
  },
  "fees": {
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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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  "initial": "SVC",
  "remark": "Temp",
  "status": true
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  "branchCode": "000004",
  "type": "BRANCH",
  "name": "Mulund (East) Branch",
  "email": "bhandena@svcbank.com",
  "mobileNo": "9920636778",
  "alternateMobileNo": "9920636779",
  "address": " Shop No. 1 & 2, Shagun Sadhana Bldg., Ground Floor, G.V. Scheme
Road No. 2, Plot No. 29, Mulund (E), Mumbai, Maharashtra 400081",
  "ledgerName": "",
  "fax": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"staff": {
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Krishna",
  "email": "krishnagawade9@gmail.com",
  "lastName": "Gawde",
  "mobileNo": "9821646373",
  "designation": "Site Engg",
  "shortName": "Krishna",
  "workWithDocumentMaker": "63fc575ece84bf289ba9e82d"
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"rateVerifier": {
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  "_id": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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},
"maker": {
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  "firstName": "Pratibha",
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      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
      "designation": "Registered Valuer",
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        }
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        "title": {
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-10-03",
      "remark": "MANUAL_IN_TASK"
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "key": "district",
  "value": "Thane",
  "label": true
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  "key": "city",
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "Proposed Vitrified tiles flooring"
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    "label": "Proposed Powder coated aluminium sliding windows"
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"townplanApprovedByList": {
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  "label": "Mira Bhayander Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Tulsi Lake",
  "south": "Bhaktivedanta Swami Marg",
  "east": "Jaya CNG Petrol Pump"
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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": "Marginal Space",
    "south": "Passage",
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  "isDisplay": false,
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.MBMC / NR / 211 / 2022-2023 Dated 21.04.2022 issued by Mira Bhayander Municipal Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "Building is under construction",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
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  "rate": "111980",
  "landRate": "28700",
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  "squareMeterGuideLineRate": "111980.00",
  "squareFeetGuideLineRate": "10403.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
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  "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 MBMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"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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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonry"
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"carParking": "Tower Parking",
"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": "2025",
  "fullDate": "1/1/2025"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
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  "label": "Proposed R.C.C. Foundation"
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  "label": "Building Under Construction"
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"materialUsedList": {
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  "label": "Building Under Construction"
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"buildingSpecification": {
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  "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"
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"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
},
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
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    "label": "As per site information"
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  "isSiteVisitAllowed": true,
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  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "33",
  "flatFloorNo": "3",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "462.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1728026806298_Image.png",
    "routeLat": "19.269597",
    "routeLng": "72.874982",
    "stationName": "Mira Road",
    "routeDistance": "2.5 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "number": "2308505",
  "dayCount": "3",
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  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "isHideFloor": false,
  "status": true
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  "status": true
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"status": true
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"floorsCompleted": "",
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"status": true
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"selectedBuildUpValue": "462.00",
"selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "path": "cases/66ff74af9f017e71bbf937ab/"
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      "orientation": "landscape"
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      "orientation": "portrait"
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    "path": "cases/66ff74af9f017e71bbf937ab/
externallmg_1728018998306_WhatsApp_Image_20241004_at_93810_AM.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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    "max": "15249.00"
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    "max": "13863.00"
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    "max": "11552.00"
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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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",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "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,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"isAdvanceInvoice": false,
"status": true,
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"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Priya Ashok Jaiswal & Mr. Mahesh Satish Gupta",
"ownerPhoneNo": "9967929665",
"fullAddress": "Residential Flat No. 301, 3rd Floor, Vasudev Heights, Beside CNG
Petrol Pump, Opp. Delta Vrindavan Tower, Village - Mire, Taluka - Thane, District -
Thane, Mira Road (East), PIN Code - 401 101, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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      "label": "Index- II"
    }
  },
  "inputs": {
    "documentDate": "14/07/2023",
    "from": {
      "value": "Developers",
      "label": "Developers"
    }
  },
  "Developers": "M/s. A.P.I. Sqaure Reality",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mrs. Priya Ashok Jaiswal & Mr. Mahesh Satish Gupta",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "13008/2023"
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    "fileName": "document_1728017552532_sale_agreement_.pdf"
  },
  {
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      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "21/04/2022",
      "nameOfApprovingAuthority": {
        "value": "Mira_Bhayander_Municipal_Corporation",
        "label": "Mira Bhayander Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "MNP / NR / 211 / 2022-2023"
  },
  "isHardCopy": false,
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  "id": "387892",
  "path": "cases/66ff74af9f017e71bbf937ab/
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  "fileName": "document_1728017577750_CC__NEW_COPY.pdf"
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  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "21/04/2022",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
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    "number": {
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      "label": "No"
    }
  }
}
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  },
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ayout_BluePrint.pdf",
  "path": "cases/66ff74af9f017e71bbf937ab/document_1728028744210_1_Copy_of_L
ayout_Approval_in_case_of_layout_BluePrint.pdf",
  "id": "734132",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Fri Oct 04 2024 13:29:04 GMT+0530 (India Standard Time)"
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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": "P51700046384"
},
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1728028794879_RERA_Certificate.pdf",
  "path": "cases/66ff74af9f017e71bbf937ab/
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  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Fri Oct 04 2024 13:29:55 GMT+0530 (India Standard Time)"
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  "label": "Retail"
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"caseNumber": "011606",
"createdBy": "656aa949cebbe1714411d21b",
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Oct 04 2024 10:23:03 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Priya Ashok Jaiswal & Mr. Mahesh Satish Gupta",
    "phone": "9967929665",
    "ownershipShare": "",
    "email": "",
    "id": "336845"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "641703",
    "name": "Living Room",
    "length": "0.00",
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    "length2": "00",
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    "width1": "0",
    "width2": "00",
    "totalArea": "0.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "0.00"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Bedroom",
    "length": "0.00",
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"length2": "00",
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"width2": "00",
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "0.00",
  "length1": "0",
  "length2": "00",
  "width": "0.00",
  "width1": "0",
  "width2": "00",
  "totalArea": "0.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "0.00",
  "length1": "0",
  "length2": "00",
  "width": "0.00",
  "width1": "0",
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  "totalArea": "0.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "0.00",
  "length1": "0",
  "length2": "00",
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  "width1": "0",
  "width2": "00",
  "totalArea": "0.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "0.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1246aa6d152c1801b2e4",
      "label": "Index- II"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "39.02",
    "totalAreaDocument": "420",
    "docBultupPercentage": "10",
    "docFinalBultUp": "462.00",
    "docFinalBultUpSquareMeter": "42.92",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
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  }
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"images": [],
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"carpetArea": {
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  "squareMeterArea": "39.30",
  "expectedRate": "15248.23",
  "percentage": ""
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"builtUpArea": {
  "area": "465.30",
  "squareMeterArea": "43.23",
  "expectedRate": "13862.02",
  "percentage": "10"
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  "squareMeterArea": "51.87",
  "expectedRate": "11551.69",
  "percentage": "20"
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"property": "Flat",
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"saleablePercentage": "20",
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"floor": "",
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"expectedPrice": "6450000",
"expectedRate": "15248.23",
"builtUpExpectedRate": "13862.02",
"image": "cases/66ff74af9f017e71bbf937ab/indicator_1728036633206_Image.png",
"squareMeter": "39.30",
"id": "711736"
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    "squareMeterArea": "39.11",
    "expectedRate": "14703.09",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "43.02",
    "expectedRate": "13366.44",
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"percentage": "10"
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  "squareMeterArea": "51.63",
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  "percentage": "20"
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"area": "421",
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"areaType": "Carpet",
"floor": "",
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"expectedRate": "14703.09",
"builtUpExpectedRate": "13366.44",
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"id": "890649"
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    "expectedRate": "15034.56",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "44.35",
    "expectedRate": "13667.78",
    "percentage": "10"
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    "squareMeterArea": "53.22",
    "expectedRate": "11389.82",
    "percentage": "20"
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  "printlnReport": true,
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"floor": "",
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"expectedPrice": "6525000",
"expectedRate": "15034.56",
"builtUpExpectedRate": "13667.78",
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"squareMeter": "40.32",
"id": "880722"
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    "squareMeterArea": "59.55",
    "expectedRate": "14306.00",
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  "builtUpArea": {
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    "squareMeterArea": "65.51",
    "expectedRate": "13005.43",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "78.61",
    "expectedRate": "10837.83",
    "percentage": "20"
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  "area": "640.99",
  "builtUpPercentage": "10",
  "saleablePercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "9170000",
  "expectedRate": "14306.00",
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  "orientation": "portrait"
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SVC CO-OPERATIVE BANK LTD ( Mulund (East) Branch ).xlsx",
    "filename": "1728021742395_Priya_Ashok_Jaiswal__Mr_Mahesh_Satish_Gupta__F
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      "lastName": "Moozhickal",
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"createdAt": "2024-10-04T04:53:03.544Z",
"updatedAt": "2024-10-04T10:10:59.508Z",
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"caseReferredBy": "64abdb2806d6ec174986d16b",
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"isUrgent": "false",
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"proposePurchaserName": "",
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"buildingServicesRate": "2800",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 420.00",
"flatRate": "14000",
"landOtherRate": "11200",
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"salablePercentage": "10",
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    "leasePremium": "",
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    "leaseFrom": "",
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    "leaseDate": ""
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"reportGeneratedDate": "Fri Oct 04 2024 12:28:17 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-10-03",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Toilet"
}

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Name	Length	Width	Total
Composition :			
Living Room	0'00"	0'00"	0.00
Bedroom	0'00"	0'00"	0.00
Kitchen	0'00"	0'00"	0.00
Toilet	0'00"	0'00"	0.00
Toilet	0'00"	0'00"	0.00
Other Composition :			