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{
  "typeOfReport": {
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "66ff8b3e6d2a1871dd6b13b9"
    },
    "firstName": "Ashwini",
    "type": "CREDITOFFICER",
    "_id": "66ff8c4e6d2a1871dd6b14fe",
    "email": "mavinkurveaa@svcbank.com",
    "lastName": "Mavinkurve",
    "mobileNo": "",
    "workMobileNo": "9819662702"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 6254.3,
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  "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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  "email": "SakinakaOU@svcbank.com",
  "ledgerName": "",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "value": "M (Manhattan)",
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  "label": false
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"label": "Semi Urban"
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  "west": "Open Plot",
  "south": "Under Construction Building",
  "east": "Building No. D/4 & Internal Road"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "east": ""
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  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
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  "buses": {
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    "title": "Auto"
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  "privateCars": {
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+ Living Room + Dining + Kitchen + Deck Area + Dry Balcony + 2 Toilets ( i.e. 2BHK +
2 Toilets)",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CHE / ES / 3092 /
S / 337(NEW) / 337 / 10 / Amend Dated 21.09.2024 issued by Municipal Corporation of
Greater Mumbai.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "landRate": "70480",
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  "squareMeterGuideLineRate": "194148.00",
  "squareFeetGuideLineRate": "18037.00"
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"igrFinalRate": {
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  "label": "Building Under Construction"
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"monthlyRent": "52,000.00 Expected rental income per month after building
completion.",
"assessmentNo": "Building Under Construction",
"taxPaidHolderName": "Building Under Construction",
"taxAmount": "Building Under Construction",
"electricityServiceConnectionNo": "Building Under Construction",
"meterCardHolderName": "Building Under Construction",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "Proposed 6" Thk. Brick Masonry"
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"value": "Plain_Looking",
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"year": "2026",
"fullDate": "1/1/2026"
},
"planningArea": {
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"value": "R.C.C.",
"label": "R.C.C. Framed"
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"label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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"label": "Building Under Construction"
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"buildingSpecification": {
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"structuralSafety": {
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
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  "label": "As per site information"
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"isSiteVisitAllowed": true,
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"estimatedAge": "0",
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"flatFloorNo": "44",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "7"
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"finalPlinthArea": {
  "area": "862.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeLat": "19.132022",
    "routeLng": "72.932004",
    "stationName": "Kanjurmarg",
    "routeDistance": "850 Mts.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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  "type": "Point"
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  "finallatLng": false
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    "name": "w3ju3k",
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  "finaltotal": "20776000.00",
  "distressValuePercentage": "80",
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"outward": {
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"rateVerify": {
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    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "8",
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    "status": true
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    "floorsCompleted": "8",
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    "status": true
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    "isHideFloor": false,
    "status": true
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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    "orientation": "portrait"
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    "orientation": "portrait"
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"parkingImages": [],
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"compositionImages": []
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    "max": "27375.00"
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  "builtUpRateRange": {
    "min": "21719.00",
    "max": "24887.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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"detailsOfValuation": {
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    "quantity": "0.00",
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  "quantity": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
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  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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"PAYMENT_COLLECT": false,
"COMPLETED": false
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"ownerName": "Shajan Thekkumpeedika Anthony & Jenny Shajan T. ",
"ownerPhoneNo": "8879688457",
"appAddress": "Flat no TM 4403 44th floor Tower M(Manhattan ) Runwal Avenue C G
Compound Kanjurmarg East Mumbai 400042",
"remark": "Contact person - Chanan Jaiswal ",
"documents": [
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "10/10/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Susneh Infrapark Pvt. Ltd. ",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      }
    }
  }
]
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    "No": "21255/2024"
  },
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  "fileName": "document_1728975788985_1728975785435_tiff2pdf.pdf"
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{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "28/02/2024",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / ES / 3092 / S /337 (NEW) / FCC / 4 / Amend"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1729246991536_215098.pdf",
  "path": "cases/670e1453eb4e430c7b935cc2/
document_1729246991536_215098.pdf",
  "id": "153811",
  "uploadedBy": "62691c48afd7d55eddecfda3",
  "createdAt": "Fri Oct 18 2024 15:53:11 GMT+0530 (India Standard Time)"
},
{
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    "label": "RERA Certificate"
  },
}
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"inputs": {
  "documentDate": "22/02/2022",
  "nameOfApprovingAuthority": {
    "value": "Maharashtra_Real_Estate_Regulatory_Authority",
    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "P51800033514"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1729247191791_188149.pdf",
"path": "cases/670e1453eb4e430c7b935cc2/
document_1729247191791_188149.pdf",
"id": "624313",
"uploadedBy": "62691c48afd7d55eddecfda3",
"createdAt": "Fri Oct 18 2024 15:56:31 GMT+0530 (India Standard Time)"
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / ES / 3092 / S / 337(NEW) / 337 / 10 / Amend"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1729252099550_2994468.pdf",
  "path": "cases/670e1453eb4e430c7b935cc2/
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  "id": "518208",
  "uploadedBy": "60eeaeddf3dd69653a581316",
  "createdAt": "Fri Oct 18 2024 17:18:19 GMT+0530 (India Standard Time)"
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"caseNumber": "011788",
"createdBy": "60af6ae22ffdf65bcd65861d",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Oct 15 2024 12:35:55 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shajan Thekkumpeedika Anthony & Jenny Shajan T. ",
    "phone": "8879688457",
    "ownershipShare": "",
    "email": "",
    "id": "756191"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "72.84",
    "totalAreaDocument": "784",
    "docBuiltpupPercentage": "10",
    "docFinalBUILTUp": "862.40",
    "docFinalBUILTUpSquareMeter": "80.12",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "277150"
  }
]
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}
],
"images": [],
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      "area": "784.00",
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      "expectedRate": "23957.27",
      "percentage": ""
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    "builtUpArea": {
      "area": "862.40",
      "squareMeterArea": "80.12",
      "expectedRate": "21779.34",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "area": "784",
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    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "",
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    "expectedPrice": "18782500",
    "expectedRate": "23957.27",
    "builtUpExpectedRate": "21779.34",
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    "squareMeter": "72.84",
    "id": "765650"
  },
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    "carpetArea": {
      "area": "784.00",
      "squareMeterArea": "72.84",
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```

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    "percentage": ""
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    "squareMeterArea": "80.12",
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    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "area": "784",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "18730250",
  "expectedRate": "23890.63",
  "builtUpExpectedRate": "21718.75",
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  "squareMeter": "72.84",
  "id": "501743"
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    "squareMeterArea": "74.32",
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  "builtUpArea": {
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    "squareMeterArea": "81.75",
    "expectedRate": "24886.36",
    "percentage": "10"
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"percentage": ""
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"areaType": "Carpet",
"floor": "",
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"expectedRate": "27375.00",
"builtUpExpectedRate": "24886.36",
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indicator_1729245118239_Image.png",
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"id": "155421"
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"carpetArea": {
"area": "761.00",
"squareMeterArea": "70.70",
"expectedRate": "26281.21",
"percentage": ""
},
"builtUpArea": {
"area": "837.10",
"squareMeterArea": "77.77",
"expectedRate": "23892.01",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"area": "761",
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"builtUpPercentage": "10",
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"expectedPrice": "20000000",
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"builtUpExpectedRate": "23892.01",
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"squareMeter": "70.70",
"id": "829268"
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"status": false,
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externalimg_1729239116562_1729239113530_image_0.jpeg",
"orientation": "portrait"
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"type": "EXTERNAL_IMAGES",
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},
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"type": "EXTERNAL_IMAGES",
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externalimg_1729239118891_1729239113530_image_2.jpeg",
"orientation": "portrait"
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"status": false,
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    "orientation": "portrait"
  },
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    "type": "MEASUREMENT_IMAGE",
    "status": false,
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    "name": "externallmg_1729237722301_1729237684027_image_1.jpeg",
    "path": "cases/670e1453eb4e430c7b935cc2/
externallmg_1729237722301_1729237684027_image_1.jpeg",
    "orientation": "portrait"
  },
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    "type": "MEASUREMENT_IMAGE",
    "status": false,
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    "orientation": "portrait"
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    "orientation": "portrait"
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  {
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    "orientation": "portrait"
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    "status": false,
    "_id": "671213442c873c347146515d",
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    "orientation": "portrait"
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    "path": "cases/670e1453eb4e430c7b935cc2/
externallmg_1729239099095_1729239095492_image_0.jpeg",
    "orientation": "portrait"
  }
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"processingDocuments": [
  {
    "originalname": "AGR.pdf",
    "filename": "1729245228221_AGR.pdf",
    "path": "cases/670e1453eb4e430c7b935cc2/
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Other
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