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{
  "typeOfReport": {
    "label": "Single Flat",
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Sanika",
    "type": "CREDITOFFICER",
    "_id": "65b73172e1e7bf61f3d0f8c4",
    "lastName": "Apte",
    "mobileNo": "",
    "workMobileNo": "9820309326",
    "email": "1ghatkoparwestou@svcbank.com"
  },
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"organization": {
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  "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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  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "Ghatkopar (W) Branch",
  "email": "ghatkoparwestou@svcbank.com",
  "mobileNo": "02225103366",
  "alternateMobileNo": "02225103377",
  "address": "Shop No 1-3,Ground Floor,Delite Palace CHS Plot No.71/7, Shop No.1-3,
Delite Palace CHS Ltd., M G Road, Mumbai, Maharashtra 400086",
  "ledgerName": "",
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
  "shortName": "P",
  "workWithDocumentMaker": "",
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  "firstName": "Shobha",
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"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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    "dateTime": "2024-10-17",
    "remark": "MANUAL_IN_TASK"
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  "audioNotes": []
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  "label": "3 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": false
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "label": true
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  "key": "selectNo",
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  "value": "",
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  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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    "value": "Vidyavihar (West)",
    "label": false
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Partly Vitrified & Partly Wooden Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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"label": "Middle Class"
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Mithila Building & Open Plot",
  "south": "Kalinga Building & Railway Track",
  "east": "Internal Road & Avadh Building"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
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    "east": "Marginal Space",
    "south": "Flat No. 1305",
    "west": "Passage"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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"whichTheLocalityIsServed": {
  "buses": {
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  }
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"auto": {
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"privateCars": {
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verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": " As per Sale Deed, Built up Area is 1360.00 Sq. Ft. and as per Actual Site
measurement, Total Carpet area is 1260.00 Sq. Ft. (Including Cupboard, Flowerbed &
Dry Balcony area) & Built up area comes to 1512.00 Sq. Ft. (20% Loading for Carpet to
Built up Area). Hence, for the purpose of valuation, we have considered Lower side
Built area as per Sale Deed. ",
  "depreciationPercentage": "21",
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "24870",
  "depreciatedBuildingRate": "2370"
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  "rate": "145840",
  "landRate": "64060",
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  "squareMeterGuideLineRate": "160424.00",
  "squareFeetGuideLineRate": "14904.00"

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  "squareMeterGuideLineRate": "146933.00"
},
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  "areaStatusList": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "85,000/- (Expected rental income per month)",
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"waterTank": {
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"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Along with One Covered Car parking space",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2010",
"fullDate": "1/1/2010"
},
"planningArea": {
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"label": "Residential"
},
"typeOfStructure": {
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"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"materialUsedList": {
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"buildingSpecification": {
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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"label": "Stilt"
},
"yearOfConstructionAsPer": {
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "46",
"ageOfBuilding": "14",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "13",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "1360.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement"
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routeMap_1732339435240_Image.png",
    "routeLat": "19.079256",
    "routeLng": "72.894408",
    "stationName": "Vidyavihar",
    "routeDistance": "350 mt.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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  "type": "Point"
},
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    "name": "eus9tc",
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routeMap_1732339364262_Image.png"
  }
]
},
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "status": false
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  "status": false
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"externalPainting": {
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  "status": false
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  "status": true
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    }
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    }
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      "orientation": "portrait"
    }
  ],
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    "orientation": "portrait"
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    "name": "Living Room",
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/670e3e09dc9f609d03ca8905/
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    "orientation": "landscape"
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    "name": "Living Room",
    "path": "cases/670e3e09dc9f609d03ca8905/
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/670e3e09dc9f609d03ca8905/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/670e3e09dc9f609d03ca8905/
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67153e92853e2039d846b335",
    "name": "Living Room",
    "path": "cases/670e3e09dc9f609d03ca8905/
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    "orientation": "portrait"
  },
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    "name": "Living Room",
    "path": "cases/670e3e09dc9f609d03ca8905/
externallmg_1729445519770_1729445513404_image_7.jpeg",
    "orientation": "portrait"
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    "max": "31791.00"
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  "max": "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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    "isEditable": true
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    "isEditable": true
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"status": true,
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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": "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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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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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,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
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  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1360.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
"_id": "670e3e09dc9f609d03ca8905",
"ownerName": "Mr. Atul Manubhai Parekh & Mrs. Neeta Atul Parekh",
"ownerPhoneNo": "9820457999",
"appAddress": "Flat no. 1304, 13th Floor, Nalanda, Neelkanth Kingdom, GHatkopar ",
"remark": "",
"documents": [
  {
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"documentType": {
  "value": "60ae1245aa6d152c1801b2e3",
  "label": "Sale Deed"
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"inputs": {
  "documentDate": "17/01/2013",
  "from": {
    "value": "Transferor",
    "label": "Transferor"
  },
  "Transferor": "Vaishnavan Finance & Investment Ltd.",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mr. Atul Manubhai Parekh & Mrs. Neeta Atul Parekh",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "977/2013"
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"isHardCopy": false,
"displayStatus": true,
"id": "944407",
"path": "cases/670e3e09dc9f609d03ca8905/
document_1728986690627_1728986686926_Sale_Agreement__Nalanda_1304.pdf",
"fileName":
"document_1728986690627_1728986686926_Sale_Agreement__Nalanda_1304.pdf"
},
],
"caseNumber": "011799",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "743219",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Oct 15 2024 15:33:53 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Atul Manubhai Parekh & Mrs. Neeta Atul Parekh",
    "phone": "9820457999",
    "ownershipShare": ""
  }
]
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"email": "",
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"proposePurchasers": [],
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      "label": "Square Feet"
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    "length": "14.58",
    "length1": "14",
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    "width": "3.67",
    "width1": "3",
    "width2": "8",
    "totalArea": "53.47",
    "images": [],
    "extraAreas": [],
    "finalArea": "53.47"
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  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
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    "name": "Living Room",
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    "length1": "15",
    "length2": "3",
    "width": "11.08",
    "width1": "11",
    "width2": "1",
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    "images": [],
    "extraAreas": [],
    "finalArea": "169.02"
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      "value": "Square_Feet",
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    "label": "Square Feet"
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  "length1": "13",
  "length2": "10",
  "width": "11.00",
  "width1": "11",
  "width2": "00",
  "totalArea": "152.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "152.17"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "5.00",
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  "width2": "00",
  "totalArea": "50.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "50.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "15.00",
  "length1": "15",
  "length2": "00",
  "width": "10.42",
  "width1": "10",
  "width2": "5",
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"totalArea": "156.25",
"images": [],
"extraAreas": [],
"finalArea": "156.25"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Store Room",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "5.58",
  "width1": "5",
  "width2": "7",
  "totalArea": "44.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "44.67"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "5.58",
  "length1": "5",
  "length2": "7",
  "width": "7.58",
  "width1": "7",
  "width2": "7",
  "totalArea": "42.34",
  "images": [],
  "extraAreas": [],
  "finalArea": "42.34"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
}
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"id": "7",
"name": "Toilet",
"length": "7.25",
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"length2": "3",
"width": "5.08",
"width1": "5",
"width2": "1",
"totalArea": "36.85",
"images": [],
"extraAreas": [],
"finalArea": "36.85"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Passage",
  "length": "13.25",
  "length1": "13",
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  "width1": "3",
  "width2": "8",
  "totalArea": "48.58",
  "images": [],
  "extraAreas": [],
  "finalArea": "48.58"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Passage",
  "length": "9.17",
  "length1": "9",
  "length2": "2",
  "width": "6.83",
  "width1": "6",
  "width2": "10",
  "totalArea": "62.64",
  "images": [],
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"extraAreas": [],
"finalArea": "62.64"
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    "label": "Square Feet"
  },
  "id": "10",
  "name": "Bedroom",
  "length": "12.08",
  "length1": "12",
  "length2": "1",
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  "width1": "10",
  "width2": "8",
  "totalArea": "128.89",
  "images": [],
  "extraAreas": [],
  "finalArea": "128.89"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Dining",
  "length": "11.17",
  "length1": "11",
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  "width2": "5",
  "totalArea": "105.15",
  "images": [],
  "extraAreas": [],
  "finalArea": "105.15"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Kitchen",
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"images": [],
"extraAreas": [],
"finalArea": "111.73"
}
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"otherComposition": [
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    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Cupboard",
    "value": "Cupboard"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "8.00",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "16",
  "percentageBeforeTotal": "16.00",
  "percentage": "100"
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{
  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
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    "label": "Cupboard",
    "value": "Cupboard"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "2.00",
  "length1": "2",
  "length2": "00",
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  "width1": "4",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "8",
  "percentageBeforeTotal": "8.00",
  "percentage": "100"
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  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony",
    "value": "Dry_Balcony"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "4.58",
  "width1": "4",
  "width2": "7",
  "totalArea": "33.99",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.99",
  "percentageBeforeTotal": "33.99",
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"percentage": "100"
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{
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    "value": "Carpet"
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Suburban District, Mumbai, PIN Code - 400 086, State - Maharashtra, India",
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"email": "",
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Store Room + Dining",
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Ft. = 24.00\nFlowerbed Area in Sq. Ft. = 40.00\nDry Balcony Area in Sq. Ft. =
34.00\nTotal Carpet Area in Sq. Ft. = 1260.00\n(Area as per Actual Site
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  "toBeAdded": "",
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Name	Length	Width	Total
Composition :			
Passage	14'7"	3'8"	53.47
Living Room	15'3"	11'1"	169.02
Bedroom	13'10"	11'00"	152.17
Toilet	10'00"	5'00"	50.00
Bedroom	15'00"	10'5"	156.25
Store Room	8'00"	5'7"	44.67
Toilet	5'7"	7'7"	42.34
Toilet	7'3"	5'1"	36.85
Passage	13'3"	3'8"	48.58
Passage	9'2"	6'10"	62.64

Bedroom	12'1"	10'8"	128.89
Dining	11'2"	9'5"	105.15
Kitchen	14'5"	7'9"	111.73
Other Composition :			
Cupboard	2'00"	8'00"	16.00
Cupboard	2'00"	4'00"	8.00
Dry Balcony	7'5"	4'7"	33.99
Flowerbed	10'00"	4'00"	40.00