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{
  "typeOfReport": {
    "label": "Single Flat",
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "63b263d9191f7b344b008894"
    },
    "firstName": "Ravi Ratnaparikhi",
    "type": "CREDITOFFICER",
    "_id": "64c7602105efe8082a8c9b43",
    "lastName": "Ratnaparikhi",
    "mobileNo": "",
    "workMobileNo": "9970694920",
    "email": "ravi.ratnaparikhi@sbi.co.in"
  },
  "fees": {
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    "expectedFees": null,
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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"
},
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "email": "sbi.60113@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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- Maharashtra, Country - India."
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  "_id": "60af3d172ffdf65bcd6585cd",
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  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
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  "firstName": "Nitin",
  "email": "virkar.nitin7191@gmail.com",
  "lastName": "Virkar",
  "mobileNo": "8369163552",
  "designation": "",
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
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  "designation": ""
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"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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  "value": "",
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  "value": "E",
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Teak Wood Door frame with Solid flush door"
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    "label": "Aluminium Sliding Window "
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Panvel Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Roadpali Central Road & Open Plot",
    "south": "Internal Road & Open Plot",
    "east": "Sai Raj Heights Building"
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  "asPerDocumentAgreement": {
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    "south": "Plot No. 71",
    "east": "Plot No. 68 & 67"
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  "unitBoundaries": {
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      "east": "Staircase",
      "south": "Flat No. 102 of Wing B",
      "west": "Marginal Space"
    },
    "asPerDocument": {
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      "east": "Information not available",
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    "west": "Information not available"
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "2 BHK",
"dateOfIssusApprovePlan": "Copy of Appvoved Buildin Plan No. MNP/NRV/239 dated
17.01.2019 issued by Panvel Municipal Corporation",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "As per Remark",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "At the time of visit we found terrace of 1,099.00 Sq. Ft., which is neither
mentioned in the Agreement nor shown in Approved Plan. We have considered area as
per Agreement for valuation purpose.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "90200",
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  "squareMeterGuideLineRate": "90200.00",
  "squareFeetGuideLineRate": "8380.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "90200.00",
  "squareFeetGuideLineRate": "8380.00"
},
"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
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  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "Information not available",
  "tenantName": "",
  "maintenanceOfFlat": "Information not available"
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
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"label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "1",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "645.70",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1735647514636_Image.png",
    "routeLat": "19.034583",
    "routeLng": "73.092778",
    "stationName": "Mansarovar",
    "routeDistance": "4.7 Km",
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      "label": "Railway Station"
    }
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    "name": "gw0pv",
    "image": "cases/6733269e5064deaad8e24ec6/
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  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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"status": false
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"externalPainting": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "status": false
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      "orientation": "landscape"
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      "orientation": "portrait"
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  "societyNameBoardImage": [],
  "compositionImages": [
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    "name": "Living Room",
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    "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/6733269e5064deaad8e24ec6/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/6733269e5064deaad8e24ec6/
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    "status": false,
    "_id": "67380ea8e077c54e5323532d",
    "name": "Living Room",
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  "builtUpRateRange": {
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    "max": "13240.00"
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  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "isEditable": false
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "kitchenArrangements": {
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"title": "Kitchen arrangements",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": 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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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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},
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "",
  "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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"type": "CASE",
"leadType": {
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "587.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6733269e5064deaad8e24ec6",
"ownerName": "Mrs. Anita Vijay Jain & Mr. Vijay Parasmal Jain",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 101,1Floor,D-wing,Eternia, Plot no 69&70 sector 20,Kalamboli
Navi Mumbai ",
"remark": "Cont Person Choudhary 099308 32369\nK.V Karu +91 98209 83898",
"documents": [
{
  "documentType": {
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    "label": "Articles Of Agreement"
  },
  "inputs": {
    "documentDate": "10/11/2017",
    "amount": "Rs. 5648000.00",
    "from": {
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      "label": "Promoter"
    },
    "Promoter": "M/s. Greenscape Developers Pvt. Ltd.",
    "to": {
      "value": "The_Purchasers",
      "label": "The Purchasers"
    },
    "The_Purchasers": "Mrs. Anita Vijay Jain & Mr. Vijay Parasmal Jain"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "880836",
  "path": "cases/6733269e5064deaad8e24ec6/
document_1731405440707_1731405438400_Anita_Vijay_Jain_SBI_SME_Fort.pdf",
  "fileName":
"document_1731405440707_1731405438400_Anita_Vijay_Jain_SBI_SME_Fort.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "15/10/2015",
    "nameOfApprovingAuthority": {
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    "value": "CIDCO",
    "label": "CIDCO"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "CIDCO/BP-11867/TPO(NM&K)/2015/1181"
},
"isHardCopy": false,
"displayStatus": true,
"fileName":
"document_1735644288992_Commencement_Certificate__Anita_Vijay_Jain.pdf",
"path": "cases/6733269e5064deaad8e24ec6/
document_1735644288992_Commencement_Certificate__Anita_Vijay_Jain.pdf",
"id": "522648",
"uploadedBy": "663da98cfcea71232186f142",
"createdAt": "Tue Dec 31 2024 11:24:49 GMT+0000 (Coordinated Universal Time)"
},
{
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "P52000011766"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "468271",
  "path": "cases/6733269e5064deaad8e24ec6/
document_1735644525688_RERA_Certificate.pdf",
  "fileName": "document_1735644525688_RERA_Certificate.pdf"
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  "documentType": {
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    "label": "Approved Building Plan"
  },
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    "nameOfApprovingAuthority": {
      "value": "Panvel_Municipal_Corporation",
      "label": "Panvel Muncipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "MNP/NRV/239"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "784072",
  "path": "cases/6733269e5064deaad8e24ec6/
document_1735645226754_Approved_planpdf_from_agreement.pdf",
  "fileName": "document_1735645226754_Approved_planpdf_from_agreement.pdf"
}
],
"caseNumber": "012317",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "232951",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 12 2024 09:57:50 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Anita Vijay Jain & Mr. Vijay Parasmal Jain",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "685466"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "165296",
  "name": "Living Room",
  "length": "11.25",
  "length1": "11",
  "length2": "3",
  "width": "15.58",
  "width1": "15",
  "width2": "7",
  "totalArea": "175.31",
  "images": [],
  "extraAreas": [],
  "finalArea": "175.31"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Toilet",
  "length": "7.92",
  "length1": "7",
  "length2": "11",
  "width": "3.58",
  "width1": "3",
  "width2": "7",
  "totalArea": "28.37",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.37"
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    "label": "Square Feet"
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  "length": "8.92",
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  "length2": "11",
  "width": "7.58",
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"extraAreas": [],
"finalArea": "67.62"
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    "label": "Square Feet"
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  "length": "4.92",
  "length1": "4",
  "length2": "11",
  "width": "2.42",
  "width1": "2",
  "width2": "5",
  "totalArea": "11.88",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.88"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "8.92",
  "length1": "8",
  "length2": "11",
  "width": "11.42",
  "width1": "11",
  "width2": "5",
  "totalArea": "101.80",
  "images": [],
  "extraAreas": [],
  "finalArea": "101.80"
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    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

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    "name": "Bedroom",
    "length": "11.17",
    "length1": "11",
    "length2": "2",
    "width": "11.17",
    "width1": "11",
    "width2": "2",
    "totalArea": "124.69",
    "images": [],
    "finalArea": "124.69",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "6",
    "name": "Toilet",
    "length": "3.67",
    "length1": "3",
    "length2": "8",
    "width": "6.92",
    "width1": "6",
    "width2": "11",
    "totalArea": "25.36",
    "images": [],
    "extraAreas": [],
    "finalArea": "25.36"
  }
],
"otherComposition": [
  {
    "name": {
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      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "2.58",
    "length1": "2",
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"length2": "7",
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"percentageBeforeTotal": "19.16",
"percentage": "100"
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{
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    "value": "Dry_Balcony_Area"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "3.25",
  "length1": "3",
  "length2": "3",
  "width": "8.25",
  "width1": "8",
  "width2": "3",
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  "images": [],
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  "percentageBeforeTotal": "26.81",
  "percentage": "100"
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{
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    "value": "Flowerbed"
  },
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    "label": "Square Feet"
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  "length": "2.42",
  "length1": "2",
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"finalArea": "22.76",
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"percentage": "100"
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{
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    "value": "Flowered_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "1.58",
  "length1": "1",
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  "width1": "6",
  "width2": "5",
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  "images": [],
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  "finalArea": "10.16",
  "percentageBeforeTotal": "10.16",
  "percentage": "100"
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{
  "name": {
    "label": "Flowered Area",
    "value": "Flowered_Area"
  },
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "length": "1.75",
  "length1": "1",
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"width1": "6",
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"finalArea": "12.1",
"percentageBeforeTotal": "12.10",
"percentage": "100"
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{
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    "value": "Terrace_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "length": "27.33",
  "length1": "27",
  "length2": "4",
  "width": "32.50",
  "width1": "32",
  "width2": "6",
  "totalArea": "888.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "888.33",
  "percentageBeforeTotal": "888.33",
  "percentage": "100"
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  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
  "measurementType": {
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    "label": "Square Feet"
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  "id": "6",
  "length": "12.25",
  "length1": "12",
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"width1": "7",
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Sector 20, Village - Kalamboli (Roadpali Node), Taluka - Panvel, District - Raigad, Navi
Mumbai, 410 218, State - Maharashtra, India",
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"contactPersonName": "Mr. Nagendra Gurjar\n",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
"proposePurchaserName": "",
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"siteVisitContactNo": "9820983898",
"buildingServicesRate": "2500",
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"finalAsPerArea": " Agreement",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
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"flatRate": "15500",
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  "mall": false
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"carpetTotal": "535.03",
"otherCarpetTotal": "1170.26",
"builtupPercentage": "10",
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"finalCarpetArea": "535.03",
"finalSalableArea": "647.39",
"salablePercentage": "10",
"toBeAdded": "",
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Ft. = 71.00 Sq. Ft.\nEnclosed balcony area in Sq. Ft. = 91.00 Sq. Ft.\n\n",
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Sq. Ft. = 1,099.00 Sq. Ft.\n\n",
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}

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| <b>Name</b>   | <b>Length</b> | <b>Width</b> | <b>Total</b> |
|---------------|---------------|--------------|--------------|
| Composition : |               |              |              |
| Living Room   | 11'3"         | 15'7"        | 175.31       |
| Toilet        | 7'11"         | 3'7"         | 28.37        |
| Kitchen       | 8'11"         | 7'7"         | 67.62        |
| Passage       | 4'11"         | 2'5"         | 11.88        |
| Bedroom       | 8'11"         | 11'5"        | 101.80       |
| Bedroom       | 11'2"         | 11'2"        | 124.69       |
| Toilet        | 3'8"          | 6'11"        | 25.36        |

Other  
Composition :

|                  |       |       |        |
|------------------|-------|-------|--------|
| Dry Balcony Area | 2'7"  | 7'5"  | 19.16  |
| Dry Balcony Area | 3'3"  | 8'3"  | 26.81  |
| Flowerbed        | 2'5"  | 9'5"  | 22.76  |
| Flowered Area    | 1'7"  | 6'5"  | 10.16  |
| Flowered Area    | 1'9"  | 6'11" | 12.10  |
| Terrace Area     | 27'4" | 32'6" | 888.33 |
| Terrace Area     | 12'3" | 7'4"  | 89.83  |
| Terrace Area     | 6'6"  | 12'5" | 80.71  |
| Terrace Area     | 2'9"  | 7'5"  | 20.40  |