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{
  "typeOfReport": {
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    "label": "Single Flat"
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  "reportInformation": {
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    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    },
    "firstName": "Aditi A",
    "type": "CREDITOFFICER",
    "_id": "671b443b038561936232f8af",
    "email": "ghadgeaa@svcbank.com",
    "lastName": "Ghadge",
    "mobileNo": "",
    "workMobileNo": "9930256857"
  },
  "fees": {
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"organization": {
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  "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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  "type": "BANK",
  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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  "email": "kopar@svc.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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  "role": "PICKUPPERSON",
  "firstName": "Sahadu",
  "email": "thoratsahadu8679@gmail.com",
  "lastName": "Thorat",
  "mobileNo": "9422389642",
  "shortName": "ST",
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
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  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"lastName": "Jadhav",
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{
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"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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  "label": "BANK"
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  "value": "Kharghar",
  "label": true
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  "value": "Panvel",
  "label": true
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  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "A",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "value": "402",
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  "value": "",
  "label": false
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  "label": true
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  "value": "",
  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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    "label": "Proposed Teak wood door frame with flush doors"
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  "label": "Powder coated Aluminum sliding windows"
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  "label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring"
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"finishing": {
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  "label": "Proposed Cement Plastering"
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},
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "City Industrial Development Corporation of Maharashtra"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Eil Bhavan",
    "west": "Ryan International School Road",
    "south": "Internal Road",
    "east": "Open Plot"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
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"unitBoundaries": {
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  "asPerDocument": {
    "north": "Flat No. 401",
    "east": "Flat No. 403",
    "south": "Marginal Space",
    "west": "Marginal Space"
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  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CIDCO / BP-18636/
TPO (NM & K) / 2023 - 12212 Dated 13.03.2024 issued by CIDCO.",
"approvePlanVerified": "Building is under construction",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
}
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"compositeRate": {
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  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "112800",
  "landRate": "42500",
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  "squareMeterGuideLineRate": "112800.00",
  "squareFeetGuideLineRate": "10479.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "112800.00",
  "squareMeterGuideLineRate": "112800.00",
  "squareFeetGuideLineRate": "10479.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A.",
  "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 CIDCO norms",
  "tenantName": ""
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"maintenanceOfFlat": "Building is under construction"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
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  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
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    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2025",
    "fullDate": "1/1/2025"
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  "planningArea": {
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    "label": "Residential"
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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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"materialUsedList": {
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  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
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"label": "Building Under Construction"
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"visibleDamageInBuilding": {
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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": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "406.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67517895cfae933db22a1e66/
routeMap_1733725780256_Image.png",
    "routeLat": "19.040064",
    "routeLng": "73.072751",
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"stationName": "Kharghar",
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"routeStation": {
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  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "vut58b",
    "name": "vut58b",
    "image": "cases/67517895cfae933db22a1e66/
routeMap_1733725600358_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "superfineFinishRate": "0",
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  "number": "2309525",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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    "floorsCompleted": "Complete",
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    "isHideFloor": false,
    "status": true
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  "status": true
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  "isHideFloor": false,
  "status": true
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  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
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  "status": true
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"externalPainting": {
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  "percentage": "0.00",
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  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
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"externalDevelopmentFinalFinishing": {
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  "status": true
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  "floorsCompleted": "",
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  "isHideFloor": true,
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
    }
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    "orientation": "portrait"
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    "_id": "6753e350cfae933db22b3d94",
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    "path": "cases/67517895cfae933db22a1e66/
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    "orientation": "portrait"
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    "status": false,
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externallmg_1733550928476_WhatsApp_Image_20241207_at_92921_AM.jpeg",
    "orientation": "portrait"
  },
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    "orientation": "portrait"
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    "status": false,
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    "name":
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    "path": "cases/67517895cfae933db22a1e66/
externallmg_1733550940278_WhatsApp_Image_20241207_at_92926_AM.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
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"compositionImages": []
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  "builtUpRateRange": {
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  "saleableRateRange": {
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    "max": "0.00"
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "isEditable": false
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  "wardrobes": {
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "ratePerUnit": "0.00",
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"status": true,
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  "status": true,
  "isEditable": true
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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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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
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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": "true",
"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "339.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"paymentIds": [],
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"_id": "67517895cfae933db22a1e66",
"ownerName": "Mr. Sanjay Narayan Shinde, Mr. Siddesh Sanjay Shinde & Mr.
Vighnesh Sanjay Shinde",
"ownerPhoneNo": "9372327954",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9800800293",
"contactPersonName": "Ms. Bhakti",
"purchaseValueAsPerDocument": "",
"owners": [
  {
    "name": "Mr. Sanjay Narayan Shinde, Mr. Siddesh Sanjay Shinde & Mr. Vighnesh
Sanjay Shinde",
    "phone": "9372327954",
    "ownershipShare": "",
    "email": "",
    "id": "201539"
  }
],
"caseReferredBy": "64abdb2806d6ec174986d16b",
"relationWithOwner": "Sales Person",
"fullAddress": "Residential Flat No. 402, 4th Floor, Wing - A, Shivesh Oram, Shivesh
Realty Pvt Ltd., Plot No. 96 & 102, Sector 11, Village - Kharghar, Taluka - Panvel,
District - Raigad, PIN Code - 410 210, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "26/11/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Shivesh Realty Private Limited",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Sanjay Narayan Shinde, Mr. Siddesh Sanjay Shinde & Mr.
Vighnesh Sanjay Shinde",
      "number": {
        "value": "No",
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    "label": "No"
  },
  "No": "22425/2024"
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"fileName": "document_1733555149478_67457.pdf"
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "08/11/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P52000053493"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1733820090321_RERA_Certificate.pdf",
"path": "cases/67517895cfae933db22a1e66/
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"id": "939609",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Tue Dec 10 2024 08:41:30 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "13/03/2024",
    "nameOfApprovingAuthority": {
      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_Ltd.",
```

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      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "remark": " (As Download from RERA Site).",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / BP-18636/TPO (NM & K) / 2023 - 12212"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1733820278345_CC.pdf",
  "path": "cases/67517895cfae933db22a1e66/document_1733820278345_CC.pdf",
  "id": "991738",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Tue Dec 10 2024 08:44:38 GMT+0000 (Coordinated Universal Time)"
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "13/03/2024",
    "nameOfApprovingAuthority": {
      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_Ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CIDCO / BP-18636/TPO (NM & K) / 2023 - 12212"
},
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1733820323113_Approved_Plan.pdf",
  "path": "cases/67517895cfae933db22a1e66/
document_1733820323113_Approved_Plan.pdf",
  "id": "591028",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Tue Dec 10 2024 08:45:23 GMT+0000 (Coordinated Universal Time)"
}
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"isUrgent": "false",
"isExternal": "false",
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"proposePurchaserName": "",
"assignmentType": {
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  "label": "Retail"
},
"reralid": "",
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "012865",
"createdBy": "64cde526dc9f3034f3fefa49",
"caseHistory": [
  {
    "id": "488507",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Thu Dec 05 2024 09:55:33 GMT+0000 (Coordinated Universal Time)"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "label": "Square Feet"
    },
    "id": "835083",
    "name": "Living Room",
    "length": "13.00",
    "length1": "13",
    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "130.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "130.00"
  },
  {
    "measurementType": {
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      "label": "Square Feet"
    },
    "id": "1",
    "name": "Bedroom",
    "length": "13.00",
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"length1": "13",
"length2": "00",
"width": "7.00",
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"width2": "00",
"totalArea": "91.00",
"images": [],
"extraAreas": [],
"finalArea": "91.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "2",
  "name": "Kitchen",
  "length": "16.00",
  "length1": "16",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "64.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "64.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
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  "totalArea": "20.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.00"
},
}
```

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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "7",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "0",
  "width": "7.00",
  "width1": "7",
  "width2": "0",
  "totalArea": "21.00",
  "images": [],
  "finalArea": "21.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
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"width": "6.00",
"width1": "6",
"width2": "00",
"totalArea": "30.00",
"images": [],
"extraAreas": [],
"finalArea": "30.00"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "13.00",
  "length1": "13",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "13.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "13",
  "percentageBeforeTotal": "13.00",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
  },
}
```

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"measurementType": {
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  "label": "Square Feet"
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"length1": "3",
"length2": "00",
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"width1": "6",
"width2": "00",
"totalArea": "18.00",
"images": [],
"extraAreas": [],
"finalArea": "18",
"percentageBeforeTotal": "18.00",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "997057",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "339",
    "squareMeterArea": "31.49",
    "docFinalBuiltUp": "406.8",
    "docFinalBuiltUpSquareMeter": "37.788",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
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    "carpetArea": {
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"area": "420.00",
"squareMeterArea": "39.02",
"expectedRate": "16019.05",
"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "42.92",
"expectedRate": "14562.77",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"property": "Residential Flat",
"area": "420",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "6728000",
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Name	Length	Width	Total
Composition :			
Living Room	13'00"	10'00"	130.00
Bedroom	13'00"	7'00"	91.00
Kitchen	16'00"	4'00"	64.00
Toilet	4'00"	5'00"	20.00
Toilet	3'00"	8'00"	24.00
Passage	3'0"	7'0"	21.00
Passage	5'00"	6'00"	30.00
Other Composition :			
Flower Bed Area	13'00"	1'00"	13.00
Flower Bed Area	3'00"	6'00"	18.00