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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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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": "Preetam ",
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    "_id": "665fec420cceba15c44cd8b8",
    "lastName": "Pingale",
    "mobileNo": "",
    "workMobileNo": "9920439864",
    "email": "pinglepm@svcbank.com"
  },
  "fees": {
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "type": "BANK",
  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Sanpada Branch",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "pinglepm@svcbank.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No 1, Bhumiraj Manor CHSL, Plot No 3, Sector 14, Sanpada (East)
Navi MUmbai 400705"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
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  "role": "FRONTDESK",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Nitin",
  "email": "virkar.nitin7191@gmail.com",
  "lastName": "Virkar",
  "mobileNo": "8369163552",
  "designation": "",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
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  "shortName": "SK",
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  "profilePhoto": "users\\60eeaeddf3dd69653a581316\
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    "designation": "",
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      "remark": "MANUAL_IN_TASK"
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    "value": "India",
    "label": false
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    "value": "Belapur",
    "label": true
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  "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "03",
  "label": false
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  "label": true
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"khataNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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    "label": "Italian Marble Flooring"
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"doors": {
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  "label": "Aluminium Sliding Window "
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering with POP false Ceiling"
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"general": {
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  "townplanApprovedByList": {
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    "label": "Navi Mumbai Municipal Corporation"
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    "label": "No"
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    "south": "Internal Road / Agarwal Trade Centre",
    "east": "Shree Nand Dham"
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  "asPerDocumentAgreement": {
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      "east": "Office No. 4",
      "south": "Marginal Space",
      "west": "Office No. 2"
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    "asPerDocument": {
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      "south": "Details not available",
      "west": "Details not available"
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    "buses": {
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    "taxies": {
      "title": "Taxies"
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    "auto": {
      "title": "Auto"
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    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "The composition of Commercial Office is Reception + 2
Cabins + Working Area + Pantry + Toilet.",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
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  "compoundWall": ""
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  "depreciatedCostOfConstruction": "21100",
  "depreciatedBuildingRate": "1600"
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"igrRate": {
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  "rate": "136200",
  "landRate": "50900",
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  "squareMeterGuideLineRate": "136200.00",
  "squareFeetGuideLineRate": "12653.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "76",
  "rate": "10751.00",
  "squareFeetGuideLineRate": "10751.00",
  "squareMeterGuideLineRate": "115728.00"
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"outgoingDetail": {
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    "label": "Commercial use"
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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"floorSpaceIndex": "As per NMMC norms",
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "6\" Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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  },
  "planningArea": {
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"label": "Commercial"
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"typeOfStructure": {
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  "label": "R.C.C. Foundation"
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"materialUsedList": {
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"buildingSpecification": {
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
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  "label": "Good"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
  "value": "Information_not_available",
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "36",
"ageOfBuilding": "24",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "8",
"flatFloorNo": "Ground",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "24"
},
"finalPlinthArea": {
  "area": "665.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
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"routeLat": "19.016010",
"routeLng": "73.037411",
"stationName": "Belapur",
"routeDistance": "450 M",
"routeStation": {
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  "label": "Railway Station"
}
},
"finalLatLng": {
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  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
},
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    "id": "zfeqtyj",
    "name": "zfeqtyj",
    "image": "cases/679b234b115bdf16690a78f6/
routeMap_1738314266909_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "14031500.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
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  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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"label": "Full Building Rcc",
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  "status": false
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"floorsCompleted": "",
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"status": true
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"orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "22728.00"
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  "saleableRateRange": {
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    "max": "0.00"
  }
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"ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
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  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "665.00",
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"ownerName": " Mr. Gurmit Ajit Singh Ahluwalia & Mrs. Leena Gurmit Ahluwalia",
"ownerPhoneNo": "2249636626",
"fullAddress": "Commercial Office No. 03, Ground Floor, Raheja Arcade Premises Co-
Op. Soc. Ltd., C.B.D Belapur, Plot No. 61, Sector 11, Village - Belapur, Taluka - Thane,
District - Thane, Navi Mumbai, PIN Code - 400 614, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "20/04/2015",
      "from": {
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    "label": "Vendor"
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  "Vendor": "M/s. Singha Singh Roy & Associates Pvt. Ltd.",
  "to": {
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    "label": "purchaser"
  },
  "purchaser": "Mr. Gurmit Ajit Singh Ahluwalia & Mrs. Leena Gurmit Ahluwalia",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "2145/2015"
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"fileName": "document_1738220346692_77211.pdf"
},
{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "03/03/2001",
    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "NMMC / NRV / MP / 820"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1738313868078_77211.pdf",
  "path": "cases/679b234b115bdf16690a78f6/document_1738313868078_77211.pdf",
  "id": "622270",
  "uploadedBy": "627222afafd7d55eddedd82",
  "createdAt": "Fri Jan 31 2025 08:57:48 GMT+0000 (Coordinated Universal Time)"
}
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],
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  "label": "Commercial"
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"caseHistory": [
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    "id": "869456",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jan 30 2025 06:59:23 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": " Mr. Gurmit Ajit Singh Ahluwalia & Mrs. Leena Gurmit Ahluwalia",
    "phone": "2249636626",
    "ownershipShare": "",
    "email": "",
    "id": "408849"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "261711",
    "name": "Cabin",
    "length": "9.00",
    "length1": "9",
    "length2": "00",
    "width": "13.00",
    "width1": "13",
    "width2": "00",
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    "images": [],
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  {
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"extraAreas": []
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    "label": "Square Feet"
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  "length1": "28",
  "length2": "00",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "308.00"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Pantry",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
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    "label": "Square Feet"
  },
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  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "27.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "845835",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "665",
    "squareMeterArea": "61.78",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltupPercentage": "",
    "docSaleablePercentage": "0",
  }
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"docFinalSaleable": "0",
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"area": "453.33",
"squareMeterArea": "42.12",
"expectedRate": "24264.88",
"percentage": ""
},
"builtUpArea": {
"area": "544.00",
"squareMeterArea": "50.54",
"expectedRate": "20220.59",
"percentage": "20"
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printInReport": true,
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"saleablePercentage": "0",
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"floor": "",
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"expectedRate": "24264.88",
"builtUpExpectedRate": "11000000.00",
"image": "cases/679b234b115bdf16690a78f6/
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"squareMeter": "50.54",
"id": "501430"
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{
"carpetArea": {
"area": "425.00",
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"squareMeterArea": "39.48",
"expectedRate": "25411.76",
"percentage": ""
},
"builtUpArea": {
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  "squareMeterArea": "47.38",
  "expectedRate": "21176.47",
  "percentage": "20"
},
"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"area": "425",
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"expectedRate": "25411.76",
"builtUpExpectedRate": "21176.47",
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"id": "136763"
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{
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    "area": "550.00",
    "squareMeterArea": "51.10",
    "expectedRate": "27272.73",
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  "builtUpArea": {
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    "squareMeterArea": "61.32",
    "expectedRate": "22727.27",
    "percentage": "20"
  }
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"areaType": "Carpet",
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"expectedPrice": "15000000",
"expectedRate": "27272.73",
"builtUpExpectedRate": "22727.27",
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"squareMeter": "51.10",
"id": "723286"
},
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    "squareMeterArea": "40.26",
    "expectedRate": "25384.81",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "48.31",
    "expectedRate": "21153.85",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
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"area": "520",
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"image": "cases/679b234b115bdf16690a78f6/
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"id": "652864"
}
],
"externallImages": [
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    "orientation": "portrait"
  },
  {
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Cabin	9'00"	13'00"	117.00
Cabin	9'0"	10'0"	90.00
Working Area	28'00"	11'00"	308.00
Pantry	4'00"	8'00"	32.00
Toilet	3'00"	9'00"	27.00
Other Composition :			