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  "purposeOfValuation": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231032",
    "firstName": "Namrata Salvi",
    "email": "0_DEFAULT_racpc.sion@sbi.co.in",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-8879237774"
  },
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    "propertyValue": "",
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  },
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"panNo": "ABCDE1234A",
"freeCases": "10",
"email": "vastukalamumbai@vastukala.com",
"phone": "9819670183",
"address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai -
400 093",
"remark": "undefined",
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"city": "Mumbai",
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  "remark": "Temp",
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  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
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India.",
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  "label": "Residential"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
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    "lastName": "GHADI",
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    "designation": "",
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"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"label": "1 BHK"
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  "label": false
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  "key": "selectNo",
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  "value": "",
  "label": false
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  "label": false
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  }
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  "label": "Proposed Powder coated aluminium sliding windows"
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  "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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  "townplanApprovedByList": {
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    "label": "Navi Mumbai Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Shanti Niketan Building",
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    "east": "Road"
  },
  "asPerDocumentAgreement": {
    "north": "Plot No. 4",
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"west": "Plot No. 6",
"south": "15 M2 Road",
"east": "10 M2 Road"
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"extraDetailOfProperty": "The composition of flat is 1 Bedrooms + Living Room +
Kitchen + 1 WC/Bath + Passage (i.e. 1 BHK + 1 WC/Bath). The property is at 1.9 Km.
walkable distance from nearest railway station Koparkhairane. "
},
"compositeRate": {
  "remark": "Remark:\nAs per actual measurement Carpet area is 456.00 Sq. Ft.
(including Terrace Area) is more than carpet area mentioned in the Agreement. We
have considered the area mentioned in the documents. Hence to give proper weightage
to the value of the property, higher rate i.e. `19,300/- per Sq. Ft. considered.",
  "depreciationPercentage": "18",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "18850",
  "depreciatedBuildingRate": "2050"
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"igrRate": {
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  "rate": "132000",
  "landRate": "47800",
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  "squareMeterGuideLineRate": "138600.00",
  "squareFeetGuideLineRate": "12876.00"
},
"igrFinalRate": {
  "rate": "11864.00",
  "squareFeetGuideLineRate": "11864.00",
  "squareMeterGuideLineRate": "127704.00"
},
"outgoingDetail": {
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    "value": "Middle_Class",
    "label": "Middle Class"
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  "propertyTypeOfUseList": {
    "value": "Residential",
    "label": "Residential"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "15000",
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"assessmentNo": "Details not available",
"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
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"meterCardHolderName": "Mr / Mrs Sameer A Mukadam / Muskan S Mukadam",
"undividedAreaOfLandAsPerSaleDeed": "Mr / Mrs Sameer A Mukadam / Muskan S
Mukadam",
"floorSpaceIndex": "As per local norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": {
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    "label": "Stilt Parking"
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    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
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    "month": "1",
    "year": "2011",
    "fullDate": "1/1/2011"
  },
}
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},
"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"label": "Good"
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"maintenanceIssues": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "12",
"totalLifeBuilding": "60",
"estimatedAge": "48",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "railway station"
    }
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"routeLat": "19.092667",
"routeLng": "73.015861",
"stationName": "Koparkhairane",
"routeDistance": "1.9 Km Walkable"
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"finalLatLng": {
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  "coordinates": [
    0,
    0
  ]
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "haygxj",
    "name": "haygxj",
    "image": "cases/640c67d74dda382753e6f6d3/
routeMap_1678683226947_Image.png"
  }
]
},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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"othersQty": "0",
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"totalothersRate": "0",
"finaltotal": "7332650.00",
"bookValue": "0",
"finalValue": "7332650.00"
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"outward": {
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  "date": "Mon Mar 13 2023 10:32:20 GMT+0530 (India Standard Time)",
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  "dayCount": "1",
  "monthCount": "199",
  "generatedBy": "62691c48afd7d55eddecfda3"
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"rateVerify": {
  "user": {
    "_id": "62691c48afd7d55eddecfda3",
    "firstName": "Bhavika",
    "lastName": "chavan"
  },
  "status": false,
  "dateTime": "Mon Mar 13 2023 10:32:16 GMT+0530 (India Standard Time)"
},
"reportImages": {
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      "status": false,
      "_id": "640eae4526edc17f9f371fc3",
      "path": "cases/640c67d74dda382753e6f6d3/compositionExternallmg_1678683717433_WhatsApp_Image_20230313_at_101006_AM_3.jpeg"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
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      "path": "cases/640c67d74dda382753e6f6d3/compositionExternallmg_1678683483667_WhatsApp_Image_20230313_at_101006_AM_4.jpeg"
    }
  ]
},
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"externalPhotos": [
  {
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109_WhatsApp_Image_20230313_at_101006_AM_3.jpeg"
  }
],
"parkingImages": [],
"societyNameBoardImage": [
  {
    "status": false,
    "_id": "640ead5c26edc17f9f3719da",
    "path": "cases/640c67d74dda382753e6f6d3/compositionExternallmg_1678683483
689_WhatsApp_Image_20230313_at_101006_AM_5.jpeg"
  }
],
"compositionImages": [
  {
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    "_id": "640ead2e26edc17f9f3719b8",
    "name": "Living Room",
    "path": "cases/640c67d74dda382753e6f6d3/compositionlmg_1678682702585_Wh
atsApp_Image_20230313_at_101006_AM_17.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "640ead2e26edc17f9f3719b9",
    "name": "Bedroom",
    "path": "cases/640c67d74dda382753e6f6d3/compositionlmg_1678682748114_Wh
atsApp_Image_20230313_at_101006_AM_19.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "640ead2e26edc17f9f3719ba",
    "name": "Kitchen",
    "path": "cases/640c67d74dda382753e6f6d3/compositionlmg_1678682794425_Wh
atsApp_Image_20230313_at_101006_AM_15.jpeg",
    "orientation": "portrait"
  }
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},
"underConstruction": {
  "rccFootingFoundation": {
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"label": "RCC Footing/Foundation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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},
"rccPlinth": {
"label": "RCC Plinth",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"fullBuildingRcc": {
"label": "Full Building Rcc",
"floorsCompleted": "",
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"isHideFloor": false,
"status": false
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"label": "Internal Brick Work",
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"externalPlastering": {
"label": "External Plastering",
"floorsCompleted": "",
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"status": false
},
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Internal Painting",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
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"floorsCompleted": "",
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "5540488.00",
  "selectedBuildUpValue": "467.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"createCase": "true",
"type": "CASE",
"status": true,
"caseStatus": "READYFORMAKER",
"finalValuationArea": "389.00",
"empanelmentNo": [
  "SME/TCC/2021-22/86/3"
],
"_id": "640c67d74dda382753e6f6d3",
"ownerName": "Samir Mukadam & Muskan Samir Mukadam",
"ownerPhoneNo": "9820024158",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9820024158",
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"contactPersonName": "Samir Mukadam ",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Samir Mukadam & Muskan Samir Mukadam",
    "phone": "9820024158",
    "ownershipShare": "",
    "email": "",
    "id": "613432"
  },
  {
    "name": "Muskan Samir Mukadam",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "921031"
  }
],
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"relationWithOwner": "self",
"fullAddress": "Residential Flat No. 602\t, 6th Floor, Sai Swarna Co-Op. Hsg. Soc. Ltd.,
Plot No. 5, Sector 11, Village - Koperkhairne, Taluka - Thane, District - Thane, State -
Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "21/10/2009",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Kamdhenu Builders",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Samir Alimiya Mukadam & Muskan Samir Mukadam",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      }
    }
  },
]
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    "Document_No": "5672/2009"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1678539481463_document_1677930268431_pdf.pdf",
  "path": "cases/640c67d74dda382753e6f6d3/
document_1678539481463_document_1677930268431_pdf.pdf",
  "id": "453234",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9",
  "createdAt": "Sat Mar 11 2023 18:28:16 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "16/02/2023",
    "nameOfApprovingAuthority": {
      "value": "MSECB",
      "label": "MSECB"
    },
    "to": {
      "value": "Flat_Holder",
      "label": "Flat Holder"
    },
    "Flat_Holder": "Mr/Mrs Smeer A Mukadam / Muskan S Mukadam",
    "number": {
      "value": "consumer_no",
      "label": "consumer no"
    },
    "consumer_no": "000220004597"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1678547256645_document_1677930268431_pdf.pdf",
  "path": "cases/640c67d74dda382753e6f6d3/
document_1678547256645_document_1677930268431_pdf.pdf",
  "id": "960930",
  "uploadedBy": "6006d4ce5080a310ac1fdcf2",
  "createdAt": "Sun Mar 12 2023 17:00:19 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  }
}
```



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},
"inputs": {
  "documentDate": "24/02/2011",
  "nameOfApprovingAuthority": {
    "value": "Navi_Mumbai_Municipal_Corporation.",
    "label": "Navi Mumbai Municipal Corporation."
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "NRV / BP / O. No. 6547 / 903 / 2011 "
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1678547354796_document_1677930268431_pdf.pdf",
"path": "cases/640c67d74dda382753e6f6d3/
document_1678547354796_document_1677930268431_pdf.pdf",
"id": "876959",
"uploadedBy": "6006d4ce5080a310ac1fdfc2",
"createdAt": "Sun Mar 12 2023 17:00:19 GMT+0530 (India Standard Time)"
}
],
"isUrgent": "false",
"isExternal": "false",
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "000634",
"createdBy": "6006d4ce5080a310ac1fdfc2",
"caseHistory": [
  {
    "id": "732060",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Sat Mar 11 2023 17:06:55 GMT+0530 (India Standard Time)"
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "5",
    "name": "Living Room",
    "length": ""
  }
]
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"length1": "9",
"length2": "8",
"width": "",
"width1": "13",
"width2": "2",
"totalArea": "127.28",
"images": [
  {
    "name": "compositionImg_1678682702585_WhatsApp_Image_20230313_at_101006_AM_17.jpeg",
    "path": "cases/640c67d74dda382753e6f6d3/compositionImg_1678682702585_WhatsApp_Image_20230313_at_101006_AM_17.jpeg",
    "orientation": "portrait"
  }
],
"finalArea": "127.28",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "14.17",
  "length1": "14",
  "length2": "2",
  "width": "10.75",
  "width1": "10",
  "width2": "9",
  "totalArea": "152.29",
  "images": [
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      "name": "compositionImg_1678682748114_WhatsApp_Image_20230313_at_101006_AM_19.jpeg",
      "path": "cases/640c67d74dda382753e6f6d3/compositionImg_1678682748114_WhatsApp_Image_20230313_at_101006_AM_19.jpeg",
      "orientation": "portrait"
    }
  ],
  "extraAreas": [],
  "finalArea": "152.29"
},
{
  "measurementType": {
```

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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "6.17",
  "length1": "6",
  "length2": "2",
  "width": "11.58",
  "width1": "11",
  "width2": "7",
  "totalArea": "71.43",
  "images": [
    {
      "name": "compositionImg_1678682794425_WhatsApp_Image_20230313_at_101006_AM_15.jpeg",
      "path": "cases/640c67d74dda382753e6f6d3/compositionImg_1678682794425_WhatsApp_Image_20230313_at_101006_AM_15.jpeg",
      "orientation": "portrait"
    }
  ],
  "extraAreas": [],
  "finalArea": "71.43"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "WC",
  "length": "",
  "length1": "3",
  "length2": "0",
  "width": "",
  "width1": "4",
  "width2": "0",
  "totalArea": "12.00",
  "images": [],
  "finalArea": "12.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

```
    },
    "id": "5",
    "name": "Bathroom",
    "length": "",
    "length1": "5",
    "length2": "0",
    "width": "",
    "width1": "4",
    "width2": "0",
    "totalArea": "20.00",
    "images": [],
    "finalArea": "20.00",
    "extraAreas": []
  }
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "482272",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "389",
    "squareMeterArea": "36.14",
    "docFinalBuiltUp": "466.8",
    "docFinalBuiltUpSquareMeter": "43.368",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "20",
    "docFinalSaleable": "560.16",
    "docFinalSaleableSquareMeter": "52.0416"
  }
],
"images": [],
"indicatorArr": [
  {
    "_id": "640c9d5e26edc17f9f36b3bc",
    "id": "2",
    "property": "Flat",
    "area": "420",
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"builtUpPercentage": "20",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "8000000",
"expectedRate": "19047.62",
"builtUpExpectedRate": "15873.02",
"image": "cases/640c67d74dda382753e6f6d3/
indicator_1678548318175_Image.png"
},
{
  "_id": "640c9eab26edc17f9f36b558",
  "id": "3",
  "property": "Flat",
  "area": "417",
  "builtUpPercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "8000000",
  "expectedRate": "19184.65",
  "builtUpExpectedRate": "15987.21",
  "image": "cases/640c67d74dda382753e6f6d3/
indicator_1678548651636_Image.png"
},
{
  "_id": "640d857226edc17f9f36c194",
  "id": "3",
  "property": "Flat",
  "area": "405",
  "builtUpPercentage": "20",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "1",
  "source": "Index_no.2",
  "expectedPrice": "7000000",
  "expectedRate": "17283.95",
  "builtUpExpectedRate": "14403.29",
  "image": "cases/640c67d74dda382753e6f6d3/
indicator_1678607730656_Image.png"
}
],
"externalImages": [
  {
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    "status": false,
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    "path": "cases/640c67d74dda382753e6f6d3/compositionExternallmg_16786834381
09_WhatsApp_Image_20230313_at_101006_AM_3.jpeg"
  },
  {
    "status": false,
    "_id": "640ead5c26edc17f9f3719d9",
    "path": "cases/640c67d74dda382753e6f6d3/compositionExternallmg_16786834836
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  },
  {
    "status": false,
    "_id": "640ead5c26edc17f9f3719da",
    "path": "cases/640c67d74dda382753e6f6d3/compositionExternallmg_16786834836
89_WhatsApp_Image_20230313_at_101006_AM_5.jpeg"
  },
  {
    "status": false,
    "_id": "640eae4526edc17f9f371fc3",
    "path": "cases/640c67d74dda382753e6f6d3/compositionExternallmg_16786837174
33_WhatsApp_Image_20230313_at_101006_AM_3.jpeg"
  }
],
"externalDocuments": [
  {
    "originalname": "Samir Mukadam - final.docx.doc",
    "filename": "1678688883700_Samir_Mukadam__finaldocx.doc",
    "path": "cases/640c67d74dda382753e6f6d3/
externalDocuments/1678688883700_Samir_Mukadam__finaldocx.doc",
    "size": "5880320",
    "documentType": {
      "value": "60ae1255aa6d152c1801b32b",
      "label": "Valuation Report"
    },
    "createdAt": "Mon Mar 13 2023 11:58:04 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  }
],
"createdAt": "2023-03-11T11:36:55.114Z",
"updatedAt": "2023-03-13T06:28:50.881Z",
"__v": 0,
"addressForMap": "",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + WC + Bathroom",
"carpetTotal": "383",
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"finalMeasurementType": "Sq. Ft.",
 "otherCarpetTotal": "0.00",
 "buildingServicesRate": "2500",
 "flatRate": "19300",
 "landOtherRate": "16800",
 "builtupPercentage": "10",
 "extendOfSiteRemark": "Carpet Area in Sq. Ft. = 330.00\nC.B. Area in Sq. Ft. =
 17.00\nOpen Terrace Area in Sq. Ft. = 42.00\nTotal Carpet Area in Sq. Ft. =
 389.00\n(Area as per Agreement for Sale)\n",
 "finalBuiltupArea": "421.30",
 "finalCarpetArea": "383.00",
 "finalSalableArea": "463.43",
 "salablePercentage": "10",
 "toBeAdded": "",
 "finalAreaType": "Carpet Area",
 "finalAsPerArea": "Agreement for sale",
 "finalBuiltUpPercentage": "20",
 "finalCarpetConvertToBuiltUpPer": "20",
 "finalSaleablePercentage": "20",
 "finalValuationAreaString": "Carpet Area in Sq. Ft. = 389.00",
 "reason": "",
 "otherCompositionBuiltUpTotal": "0.00",
 "otherCompositionCarpetTotal": "0.00",
 "otherCompositionSaleableTotal": "0.00"

}

Name	Length	Width	Total
Composition :			
Living Room	9'8"	13'2"	127.28
Bedroom	14'2"	10'9"	152.29
Kitchen	6'2"	11'7"	71.43
WC	3'0"	4'0"	12.00
Bathroom	5'0"	4'0"	20.00
Other Composition :			