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{
  "typeOfReport": {
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  "purposeOfValuation": {
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  "toAssess": {
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    "type": "CREDITOFFICER",
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    "firstName": "Sharmila",
    "lastName": "Mahto",
    "mobileNo": "",
    "workMobileNo": "9521405151",
    "email": "sharmila.mahto@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "5000000",
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    "expectedFees": 2500,
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  "organization": {
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    "name": "Vastukala Consultants India Pvt. Ltd.",
    "email": "vastukalamumbai@vastukala.com",
    "phone": "9819670183",
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  "status": true
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  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "label": "Residential"
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"zone": {
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"role": "PICKUPPERSON",
"firstName": "Saurabh",
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"shortName": "SSV",
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\profilePhoto_1622701681508_WhatsApp Image 2021-06-02 at 11.09.24 AM.jpeg"
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"siteEngineer": {
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"role": "ADMIN",
"firstName": "Sailee",
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"lastName": "Shinde",
"mobileNo": "9607532270",
"designation": "",
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"designation": "",
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"PANNo": "AEAPC7114Q",
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"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
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  "value": "BANK"
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    "label": true
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    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "name": "Village",
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    "value": "Kandivali",
    "label": true
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    "key": "floorNo",
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    "label": false
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  "value": "Kandivali (West)",
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  "value": "Borivali",
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  "value": "",
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  "value": "B",
  "label": true
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  "label": true
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  "key": "CTSNo",
  "value": "1C/ 1 / 1 (Part)",
  "label": true
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  "label": false
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  "key": "selectNo",
  "value": "302",
  "label": false
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  "value": "",
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  "label": false
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  "label": "Vitrified tiles flooring"
},
"doors": {
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  "label": "Teal wood door frame with flush shutters"
},
"windows": {
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  "label": "Wooden frame openable widow with M. S. Grill"
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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"finishing": {
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  "label": "Good"
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  "populationGroupList": {
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    "value": "Urban"
  },
  "townplanApprovedByList": {
    "label": "Municipal Corporation of Greater Mumbai (MCGM)",
    "value": "MCGM"
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  "whetherCoveredUnderAnyState": {
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"asPerActualAgreement": {
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  "west": "Open Plot"
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  "south": "Details Not Available",
  "east": "Details Not Available"
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  "depreciatedBuildingRate": "2550"
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"igrRate": {
  "propertyName": "Nakshtra Tower, Kandivali West",
  "rate": "150770",
  "landRate": "66490",
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  "squareMeterGuideLineRate": "150770.00",
  "squareFeetGuideLineRate": "14007.00"
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  "squareFeetGuideLineRate": "13224.00",
  "squareMeterGuideLineRate": "142342.00"
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  "propertyOccupiedByList": {
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"label": "Tenant Occupied"
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"monthlyRent": "Rs. 21,000.00 Present rental income per month",
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"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
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"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Not Applicable",
  "negativeFactorsOfAffectMarketValue": "Not Applicable"
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  "partitions": {
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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": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": {
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    "label": "Stilt Parking"
  },
  "constructionWorkStatus": {
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    "label": "Completed"
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"asthetikLook": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "year": "2013",
  "fullDate": "1/1/2013"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"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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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "Stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "10",
"totalLifeBuilding": "60",
"estimatedAge": "50",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "3rd",
"noOfLifts": "2",
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"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "railway_station",
      "label": "railway station"
    },
    "routeMapImg": "cases/6435154da99b2228209d6955/
routeMap_1681294234655_Image.png",
    "routeLat": "19.219167",
    "routeLng": "72.835639",
    "stationName": "Kandivali",
    "routeDistance": "3.9 km. travelling"
  },
  "finalLatLng": {
    "type": "Point",
    "coordinates": [
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      0
    ]
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "afc6vi",
      "name": "afc6vi",
      "image": "cases/6435154da99b2228209d6955/
routeMap_1681293472044_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "9563850.00",
"bookValue": "0",
"finalValue": "9563850.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEM_GENERATED",
  "date": "Wed Apr 12 2023 17:38:00 GMT+0530 (India Standard Time)",
  "number": "046339",
  "dayCount": "9",
  "monthCount": "240",
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    }
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      "orientation": "portrait"
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    "path": "cases/6435154da99b2228209d6955/
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    "orientation": "portrait",
    "name": "Bedroom"
  }
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"status": true,
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"ownerPhoneNo": "9987172946",
"appAddress": "Flat no. 302, Wing - B, Building no. 1A&B, Nakshatra Tower CHS,
PadmaNagar Road, Chikuwadi, Kandiwali West",
"remark": "Alternate number 9867874874",
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    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Maharashtra Housing And Area Development Authority"
      },
      "to": {
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        "label": "purchaser"
      },
      "purchaser": "Mr. Eknath Damu Rathod",
      "number": {
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},
{
  "documentType": {
    "value": "60ae1268aa6d152c1801b384",
    "label": "Possession Letter Cum Possession Receipt"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "Sanket No. 267/02/1004 "
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"displayStatus": false,
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"path": "cases/6435154da99b2228209d6955/
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"fileName":
"document_1681282942106_Possession_Letter_Cum_Possession_Receipt.pdf"
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{
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    "label": "Provisional Offer Letter"
  },
  "inputs": {
    "documentDate": "04/10/2013",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",

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    "label": "Maharashtra Housing And Area Development Authority"
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  "number": {
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    "label": "Document No"
  },
  "Document_No": "267/487/2012 "
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"createdAt": "Wed Apr 12 2023 12:34:21 GMT+0530 (India Standard Time)"
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      "label": "BRIHANMUMBAI MAHANAGARPALIKA"
    },
    "number": {
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      "label": "Document No"
    },
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  },
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  "displayStatus": true,
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  "id": "926136",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Apr 11 2023 13:37:41 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Eknath Damu Rathod ",
    "phone": "9987172946",
    "ownershipShare": "",
    "email": "",
    "id": "281606"
  }
],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Tenants",
      "value": "Tenants"
    },
    "_id": "643680ede4256a03ecde859e",
    "area": "469",
    "providedByContactNo": "7678073386",
    "providedByName": "Mr. Deven pandya"
  }
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"composition": [
  {
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      "value": "Square_Feet"
    },
    "id": "510863",
    "name": "Living Room",
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    "length2": "11",
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  "length": "9.83",
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  "width1": "10",
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  "extraAreas": [],
  "finalArea": "107.35"
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"otherComposition": [],
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  "id": "797055",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "477",
  "squareMeterArea": "44.31",
  "docFinalBuiltUp": "572.4",
  "docFinalBuiltUpSquareMeter": "53.172000000000004",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
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    "id": "1",
    "property": "Nakashtra Tower, Kandivali West",
    "area": "475",
    "builtUpPercentage": "10",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "square_yards",
    "expectedPrice": "10500000",
    "expectedRate": "22105.26",
    "builtUpExpectedRate": "20095.69",
    "image": "cases/6435154da99b2228209d6955/indicator_1681300269610_Image.png"
  },
  {
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    "id": "3",
    "property": "Nakashtra Tower, Kandivali West",
    "area": "475",
    "builtUpPercentage": "10",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "https://www.99acres.com/",
  }
]
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    "expectedPrice": "10500000",
    "expectedRate": "22105.26",
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    "property": "Flat",
    "area": "475",
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    "floor": "3/22",
    "source": "https://www.99acres.com/",
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    "expectedRate": "21052.63",
    "builtUpExpectedRate": "19138.76",
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    "id": "4",
    "property": "Nakshtra Tower, Kandivali West",
    "area": "479",
    "builtUpPercentage": "10",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "https://www.99acres.com/",
    "expectedPrice": "9700000",
    "expectedRate": "20250.52",
    "builtUpExpectedRate": "18409.57",
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    "path": "cases/6435154da99b2228209d6955/
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "_id": "64368508e4256a03ecde96d3",
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    "path": "cases/6435154da99b2228209d6955/
externallmg_1681294599293_WhatsApp_Image_20230412_at_24258_PM_2.jpeg",
    "orientation": "portrait"
  },
  {
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    "_id": "64368508e4256a03ecde96d5",
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  "orientation": "portrait"
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "64368508e4256a03ecde96d6",
  "name":
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  "path": "cases/6435154da99b2228209d6955/
externallmg_1681294599346_WhatsApp_Image_20230412_at_24259_PM_2.jpeg",
  "orientation": "portrait"
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{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "64368508e4256a03ecde96d7",
  "name":
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  "path": "cases/6435154da99b2228209d6955/
externallmg_1681294599357_WhatsApp_Image_20230412_at_24300_PM_1.jpeg",
  "orientation": "landscape"
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  "orientation": "portrait"
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  "filename": "1681372555018_SBI__Mr_Eknath_Damu_Rathod2.pdf",
  "path": "cases/6435154da99b2228209d6955/
externalDocuments/1681372555018_SBI__Mr_Eknath_Damu_Rathod2.pdf",
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  "documentType": {
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"updatedAt": "2023-04-13T09:23:39.923Z",
"__v": 0,
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Nakshatra Tower Co-op. Hsg. Soc. Ltd., Scheme No. 267, Plot No. R-1, Padma Nagar
Road, Near Chikuwadi , Village - Kandivali, Taluka - Borivali, District - Mumbai
Suburban, Kandivali (West), PIN - 400 067, State - Maharashtra, India",
"updatedAt": "60f91b6f344e052188ffd1fc",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Deven Pandya",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "5516600",
"relationWithOwner": "Tenant",
"siteVisitContactNo": "7678073386",
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"extendOfSiteRemark": "",
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"salablePercentage": "0",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom",
"finalMeasurementType": "Sq. Ft.",
"siteVisitDate": "2023-04-12",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Provisional Offer Letter",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalSaleablePercentage": "0",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 477.00",
"siteMeasurementRemark": "",
"reason": "",
"buildingServicesRate": "3000",
"flatRate": "20500",
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"landOtherRate": "17500",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

Name	Length	Width	Total
Composition :			
Living Room	9'11"	19'11"	197.51
Kitchen	10'5"	14'3"	148.44
Bathroom	3'9"	5'9"	21.56
Bedroom	9'10"	10'11"	107.35
Other Composition :			