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  "typeOfReport": {
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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": "5fc732036229d08b942312bd",
    "firstName": "Swarup Shivane",
    "email": "0_default_",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-8668951779"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "10000000",
    "discussWithPerson": "Swarup Shivane",
    "expectedFees": 5000,
    "quotedAmount": "2500"
  },
  "organization": {
    "_id": "5f2bdee67813470eb443deb4",
    "name": "Vastukala Consultants India Pvt. Ltd.1",
    "email": "info@vastukala.org",
    "address": "121, 1st Floor, Ackruti Star, Central Road, MIDC, Andheri (E), Mumbai",
    "city": "Mumbail"
  },
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"client": {
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  "initial": "SBI",
  "remark": "Temp",
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"branch": {
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  "branchCode": "000064",
  "type": "BRANCH",
  "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": "Land & Building / Immovable Property"
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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  "pickupPerson": {
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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
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"workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
  "firstName": "RAJESH",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "GHADI",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
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  "role": "MAKER",
  "firstName": "Pradnya ",
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  "lastName": "Rasam",
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  "designation": "",
  "shortName": "PR",
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          "label": "Wealth Tax"
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      "type": "EMPLOYEE",
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      "PANNo": "AEAPC7114Q",
      "role": "VALUER",
      "firstName": "Sharadkumar",
      "fatherName": "Baburao",
      "email": "cmd@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9422171100",
      "designation": "CMD",
      "registrationNo": [
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            "value": "Wealth_Tax",
            "label": "Wealth Tax"
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          "_id": "6084131a13f01f158c6ea1f4",
          "number": "[N]C.C.I.T/I -14/52/2008-09"
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"geo": {
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  "coordinates": []
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"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [
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"compositionFlatType": {
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  "state": {
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "D",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"selectNo": {
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  "label": false
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  "label": false
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    "value": "VerifiedTileFlooring"
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  "doors": {
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    "value": "TeakWood"
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  "windows": {
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    "value": "Alluminum_sliding_windows_with_M._S._Grills"
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  "populationGroupList": {
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  "townplanApprovedByList": {
    "value": "NMMC",
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  "whetherCoveredUnderAnyState": {
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    "label": "Yes"
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"asPerActualAgreement": {
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  "south": "open",
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"extraDetailOfProperty": ""
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    "value": "Posh"
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  "propertyTypeOfUseList": {
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    "value": "Residential_Purpose"
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  "propertyOccupiedByList": {
    "label": "Owner Occupied",
    "value": "Owner_Occupied"
  },
  "monthlyRent": ""
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "Details not available"
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    "label": "R. C. C. Slab"
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    "value": "6\"_Thk._Brick_Masonery"
  }
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"waterTank": {
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"carParking": {
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  "label": "Stilt Parking"
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"constructionWorkStatus": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2020",
  "fullDate": "1/1/2020"
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"planningArea": {
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"typeOfStructure": {
  "label": "R.C.C. Framed",
  "value": "R.C.C."
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"buildingSpecification": {
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  "value": "Good",
  "label": "Good"
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "label": "Yes",
  "value": "1"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
  "label": "Excellent",
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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  "value": "0"
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"systemOfAirConditioning": {
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  "label": "Yes"
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  "value": "1",
  "label": "Yes"
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"label": "Stilt",
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"value": "As_Per_Occupancy_Certificate",
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"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "0",
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"noOfAmenityFloors": "03",
"noOfFloors": "28",
"flatFloorNo": "16",
"noOfLifts": "03",
"noOfDwellingUnitsInBuilding": "04"
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"finalPlinthArea": {
"area": "0.00"
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"routeMap": {
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"type": "Point",
"coordinates": []
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"locationMapImg": []
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"outward": {
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},
"rateVerify": {
"status": false
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"underConstruction": {
"rccFootingFoundation": {
"label": "RCC Footing/Foundation",
"floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
  "label": "Internal Brick Work",
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  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
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  "isHideFloor": false,
  "status": false
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  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "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": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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"percentage": "0.00",
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
  "finalGuidelineValue": "0.00",
  "selectedBuildUpValue": "489.50",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
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"createCase": "false",
"type": "CASE",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "445.00",
"empanelmentNo": [],
"status": true,
"caseStatus": "REMAININGSITEVISIT",
"_id": "643a61b6108b68389ed73ed7",
"ownerName": "Mr. Nitin Satyanarayan Agarwal & Mrs. Pooja Nitin Agarwal",
"ownerPhoneNo": "9322005588",
"appAddress": "Flat no. 1602, 16th Floor, Wing - D, Goldcrest Residency, Plot no. 07,
Sector - 11, Ghansoli, Navi Mumbai ",
"remark": "",
"documents": [
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{
  "documentType": {
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    "label": "Agreement for sale"
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    "from": {
      "value": "Seller",
      "label": "Seller"
    },
    "Seller": "Mrs. Karuna Madanlal Agarwal",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Mr. Nitin Satyanarayan Agarwal & Mrs. Pooja Nitin Agarwal",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "5444 / 2023"
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  "fileName": "document_1681551834789_DocScanner_Apr_15_2023_113_PM.pdf"
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{
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  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
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2020"
  }
}

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    "createdAt": "Tue Apr 18 2023 16:33:51 GMT+0530 (India Standard Time)"
  },
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      "label": "Commencement Certificate"
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      "nameOfApprovingAuthority": {
        "value": "Navi_Mumbai_Municipal_Corporation.",
        "label": "Navi Mumbai Municipal Corporation."
      },
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "NMMC/ TPD / BP / Case No. A - 17523 / 6677 / 2015"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1681815936977_document_1681551834789_DocScanner_
Apr_15_2023_113_PM.pdf",
    "path": "cases/643a61b6108b68389ed73ed7/document_1681815936977_document
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    "id": "991580",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Tue Apr 18 2023 16:37:03 GMT+0530 (India Standard Time)"
  },
  {
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      "label": "RERA Certificate"
    },
    "inputs": {
      "documentDate": "01/09/2017",
      "number": {
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"id": "188545",
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"createdAt": "Tue Apr 18 2023 16:37:03 GMT+0530 (India Standard Time)"
}
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Apr 15 2023 14:05:02 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Nitin Satyanarayan Agarwal & Mrs. Pooja Nitin Agarwal",
    "phone": "9322005588",
    "email": "",
    "ownershipShare": "",
    "id": "641842"
  }
],
"siteInspection": [
  {
    "areaType": {
      "label": "Saleable",
      "value": "Saleable"
    },
    "providedBy": {
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      "value": "Owner"
    }
  },
  "_id": "643e0d50fd15bf79e4872420",
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"area": "1250",
"providedByName": "Nitin Ramnarayan Agarwal ",
"providedByContactNo": "9322005588"
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    "value": "Square_Feet"
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  "id": "466124",
  "name": "Living Room",
  "length": "16.25",
  "length1": "16",
  "length2": "3",
  "width": "9.25",
  "width1": "9",
  "width2": "3",
  "totalArea": "150.31",
  "images": [],
  "extraAreas": [],
  "finalArea": "150.31"
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{
  "measurementType": {
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    "value": "Square_Feet"
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  "id": "1",
  "name": "Dining Area",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "10.42",
  "width1": "10",
  "width2": "5",
  "totalArea": "39.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "39.06"
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{
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    "value": "Square_Feet"
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}
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  "width1": "3",
  "width2": "00",
  "totalArea": "54.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "54.00"
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{
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    "value": "Square_Feet"
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  "id": "3",
  "name": "Kitchen",
  "length": "8.67",
  "length1": "8",
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  "width1": "6",
  "width2": "10",
  "totalArea": "59.22",
  "images": [],
  "extraAreas": [],
  "finalArea": "59.22"
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{
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    "value": "Square_Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
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  "width1": "4",
  "width2": "00",
  "totalArea": "28.00",
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"images": [],
"extraAreas": [],
"finalArea": "28.00"
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    "value": "Square_Feet"
  },
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  "length": "11.00",
  "length1": "11",
  "length2": "00",
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  "width1": "9",
  "width2": "11",
  "totalArea": "109.08",
  "images": [],
  "extraAreas": [],
  "finalArea": "109.08"
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  "measurementType": {
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    "value": "Square_Feet"
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  "id": "6",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
  "totalArea": "123.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "123.00"
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{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "7",
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"name": "Toilet",
"length": "7.00",
"length1": "7",
"length2": "00",
"width": "4.00",
"width1": "4",
"width2": "00",
"totalArea": "28.00",
"images": [],
"extraAreas": [],
"finalArea": "28.00"
}
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"otherComposition": [
{
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
  },
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    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "0",
  "length1": "2",
  "length2": "00",
  "length": "2.00",
  "width1": "6",
  "width2": "00",
  "width": "6.00",
  "totalArea": "12.00",
  "percentageBeforeTotal": "12.00",
  "images": [],
  "extraAreas": [],
  "percentage": "100",
  "finalArea": "12"
},
{
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
  },
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
}
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"totalArea": "20.00",
"percentageBeforeTotal": "20.00",
"images": [],
"extraAreas": [],
"percentage": "100",
"finalArea": "20"
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  "name": {
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    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
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  "length1": "6",
  "length2": "00",
  "length": "6.00",
  "width1": "8",
  "width2": "00",
  "width": "8.00",
  "totalArea": "48.00",
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  "images": [],
  "extraAreas": [],
  "percentage": "100",
  "finalArea": "48"
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{
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
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  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
}
```

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"percentageBeforeTotal": "14.00",
"images": [],
"extraAreas": [],
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"finalArea": "14"
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  "name": {
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    "value": "Terrace"
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  "measurementType": {
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    "value": "Square_Feet"
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  "id": "4",
  "length1": "4",
  "length2": "4",
  "length": "4.33",
  "width1": "8",
  "width2": "11",
  "width": "8.92",
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  "percentageBeforeTotal": "38.64",
  "images": [],
  "extraAreas": [],
  "percentage": "100",
  "finalArea": "38.64"
}
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"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "445",
  "squareMeterArea": "41.34",
  "docFinalBuiltUp": "489.5",
  "docFinalBuiltUpSquareMeter": "45.474000000000004",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "10",
  "docFinalSaleable": "538.45",
  "docFinalSaleableSquareMeter": "50.0214"
}
],
"images": [],
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"externalDocuments": [],
"createdAt": "2023-04-15T08:35:02.729Z",
"updatedAt": "2023-04-18T12:00:15.872Z",
"__v": 0,
"updatedBy": "62fe044a48a26047e6552796",
"fullAddress": "Residential Flat No. 1602, 16th Floor, Wing - D, Blessing, Goldcrest
Residencey, Plot No. 7, Sector 11, Village - Ghansoli, Taluka - Thane, District - Thane,
Navi Mumbai, 400 701, State - Maharashtra, Country - India",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Nitin Ramnarayan Agarwal ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "9322005588",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Dining Area + Passage
+ 2 Toilet",
"carpetTotal": "590.6700000000001",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "132.64",
"siteVisitDate": "2023-04-18",
"builtupPercentage": "10",
"finalBuiltupArea": "649.74",
"finalCarpetArea": "590.67",
"finalSalableArea": "714.71",
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"salablePercentage": "10",
 "toBeAdded": "",
 "extendOfSiteRemark": "",
 "siteMeasurementRemark": "",
 "finalAreaType": "Carpet Area",
 "finalAsPerArea": "Agreement for sale",
 "finalBuiltUpPercentage": "10",
 "finalCarpetConvertToBuiltUpPer": "10",
 "finalSaleablePercentage": "10",
 "finalValuationAreaString": "Carpet Area in Sq. Ft. = 445.00"

}

Name	Length	Width	Total
Composition :			
Living Room	16'3"	9'3"	150.31
Dining Area	3'9"	10'5"	39.06
Passage	18'00"	3'00"	54.00
Kitchen	8'8"	6'10"	59.22
Toilet	7'00"	4'00"	28.00
Bedroom	11'00"	9'11"	109.08
Bedroom	12'00"	10'3"	123.00
Toilet	7'00"	4'00"	28.00
Other Composition :			
Flower Bed Area	2'00"	6'00"	12.00
Flower Bed Area	2'00"	10'00"	20.00
Dry Balcony Area	6'00"	8'00"	48.00
Flower Bed Area	2'00"	7'00"	14.00
Terrace	4'4"	8'11"	38.64