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{
  "typeOfReport": {
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  "leadFrom": {
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  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231032",
    "firstName": "Namrata ",
    "email": "racpc.sion@sbi.co.in",
    "mobileNo": "",
    "workMobileNo": "8879237774",
    "lastName": "Salvi"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
    "expectedFees": null,
    "quotedAmount": "",
    "discussWithPerson": "Namrata Salvi"
  },
  "organization": {
    "_id": "5f2bdee67813470eb443deb4",
    "name": "Vastukala Consultants India Pvt. Ltd.",
    "email": "info@vastukala.org",
    "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
    Andheri(East), Mumbai - 400 072.",
  }
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"city": "Mumbai"
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"client": {
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  "type": "BANK",
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  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land & Building / Immovable Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "value": "Residential",
  "label": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
},
"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
    "_id": "60b7177d2ffdf65bcd65882a",
    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
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"mobileNo": "8691048846",
"shortName": "SSV",
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  "_id": "627221f4afd7d55eddeddcb4",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
  "mobileNo": "9769797568",
  "designation": "",
  "shortName": "P",
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},
"checker": {
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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"valuers": [
  {
    "valuersRegistrationNumber": [
      {
        "value": "CAT-I-A-1930",
        "label": "Chartered Valuer"
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"type": "EMPLOYEE",
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"PANNo": "AESPC7493M",
"role": "VALUER",
"firstName": "Vidhi",
"fatherName": "Manoj",
"email": "vids_singh@yahoo.com",
"lastName": "Chalikwar",
"mobileNo": "9820549087",
"designation": "Valuer",
"registrationNo": [
  {
    "title": {
      "value": "Chartered_Valuer",
      "label": "Chartered Valuer"
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    "_id": "60eeb39af3dd69653a58168d",
    "number": "CAT-I-A-1930"
  }
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  "value": "BANK"
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"location": {
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  "longitude": " 72.83993567790961"
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  "coordinates": [
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  "schedule": [],
  "visitedDate": [
    {
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    "dateTime": "2023-07-13",
    "remark": ""
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"marketAnalysisAndRemark": {
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  "label": "1 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft."
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"verifiedDocument": {
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  "remark": "",
  "dateTime": "Wed Jul 12 2023 12:48:49 GMT+0530 (India Standard Time)"
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"address": {
  "state": {
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    "value": "Maharashtra",
    "label": true
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  "country": {
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    "key": "country",
    "value": "India",
    "label": false
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  "village": {
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    "name": "Village",
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    "label": true
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  "floorNo": {
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"key": "floorNo",
"value": "11",
"label": false
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  "label": true
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"district": {
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  "key": "district",
  "value": "Mumbai Suburban District",
  "label": true
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"city": {
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  "key": "city",
  "value": "Kurla (East)",
  "label": false
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  "key": "tahsilNo",
  "value": "",
  "label": true
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  "value": "Kurla",
  "label": true
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  "label": false
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  "key": "street1",
  "value": "Nehru Nagar",
  "label": false
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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  "name": "Project Name",
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  "label": true
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  "label": true
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  "label": true
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  "value": "12 Part",
  "label": true
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  "value": "",
  "label": false
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  "key": "selectNo",
  "value": "1104",
  "label": false
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"value": "L Ward",
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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  "windows": {
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    "label": "Powder Coated Aluminium Sliding"
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering"
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"general": {
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    "label": "Middle Class"
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Kedarnath Mandir Marg\n",
  "south": "Internal Road\n",
  "east": "Sagar CHSL, Building No. 67\n"
},
"asPerDocumentAgreement": {
  "north": "12.20 mtr. Road\n",
  "west": "18.30 mtr. Road\n",
  "south": "12.20 mtr. Road\n",
  "east": "Bldg. No. 58 & 67\n"
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"extraDetailOfProperty": ""
},
"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "125170",
  "landRate": "49960",
  "igrImage": "cases/64a69a89efbe9d412ce37380/igr_1689295900403_Image.png",
  "squareMeterGuideLineRate": "137687.00",
  "squareFeetGuideLineRate": "12792.00"
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  "rate": "125170",
  "squareMeterGuideLineRate": "137687.00",
  "squareFeetGuideLineRate": "12792.00"
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"outgoingDetail": {
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    "value": "Middle_Class",
    "label": "Middle Class"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "22500",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "N.A.",
  "floorSpaceIndex": "As per local norms",
  "tenantName": "",
  "maintenanceOfFlat": "Details not available"
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\\_Thk._Brick_Masonry",
    "label": "6\\ Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  }
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Stilt Open Car Parking",
"constructionWorkStatus": {
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  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
}
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},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
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"ageOfBuilding": "0",
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"estimatedAge": "60",
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"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "11",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "7"
},
"finalPlinthArea": {
  "area": "426.80",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area As per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/64a69a89efbe9d412ce37380/
routeMap_1689298560506_Image.png",
    "routeLat": "190341.3",
    "routeLng": "725257.3",
    "stationName": "Kurla",
    "routeDistance": "800 M."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "6a1wt",
      "name": "6a1wt",
      "image": "cases/64a69a89efbe9d412ce37380/
routeMap_1689298496683_Image.png"
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    }
  ]
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"valuation": {
  "wardrobesRate": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
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  "totalothersRate": "0",
  "finaltotal": "9001600.00",
  "bookValue": "0",
  "finalValue": "9001600.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": ""
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"percentage": "0.00",
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"status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Internal Painting",
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
  "label": "External Painting",
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  "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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  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
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"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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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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  "selectedBuildUpValue": "426.80",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
    }
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    "orientation": "landscape"
  }
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "64af865dd01f966b45db4c43",
    "name": "Dining",
    "path": "cases/64a69a89efbe9d412ce37380/
externallmg_1689224759376_1689224566052_image_9.jpeg",
    "orientation": "portrait"
  }
]
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  "carpetRateRange": {
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    "max": null
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  "builtUpRateRange": {
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"type": "CASE",
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  "value": "APPROXIMATE_LEAD",
  "Name": "Approximate Rate Lead",
  "Value": "APPROXIMATE_LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "388.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"_id": "64a69a89efbe9d412ce37380",
"ownerName": "Mr. Sudhakar Babu Susvirkar",
"ownerPhoneNo": "9869337479",
"appAddress": "Flat No. 1104, 11th Floor, Building No 65, Shree Siddhi CHSL, Village
- Kurla, State - Maharashtra, India",
"remark": "",
"documents": [
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    "documentType": {
      "value": "60ae1259aa6d152c1801b33e",
      "label": "Agreement For Sale (4 pages from document)"
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    "inputs": {
      "documentDate": "27/10/2020",
      "amount": "7040000",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Hiranimanthan Builders & Developers",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Sudhakar Babu Susvirkar"
    }
  }
]
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    "createdAt": "Fri Jul 14 2023 18:31:18 GMT+0530 (India Standard Time)"
  },
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    },
    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Maharashtra Housing And Area Development Authority"
      },
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "MH / EE / (BP) / GM / MHADA - 22 / 0706 / 2020 / FCC / 1 /
Amend"
    },
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    "displayStatus": true,
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document_1689294730074_document_1688640096572__.pdf",
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    "id": "742571",
    "uploadedBy": "62691c48afd7d55eddecfda3",
    "createdAt": "Fri Jul 14 2023 18:31:18 GMT+0530 (India Standard Time)"
  },
  {
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      "label": "Full Occupation Certificate"
    },
    "inputs": {
      "documentDate": "12/06/2023",
      "nameOfApprovingAuthority": {
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    "label": "Maharashtra Housing And Area Development Authority"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "MH / EE / (B.P.) / GM / MHADA - 22 / 101 / 2023"
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"isHardCopy": false,
"displayStatus": true,
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"id": "797833",
"uploadedBy": "62691c48afd7d55eddecfda3",
"createdAt": "Fri Jul 14 2023 18:31:18 GMT+0530 (India Standard Time)"
}
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "342526",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Jul 06 2023 16:12:17 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Sudhakar Babu Susvirkar",
    "phone": "9869337479",
    "ownershipShare": "",
    "email": "",
    "id": "314002"
  }
],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "505565",
    "name": "Bedroom",
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"length": "10.50",
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"length2": "6",
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"totalArea": "105.00",
"images": [],
"extraAreas": [],
"finalArea": "105.00"
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    "label": "Square Feet"
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  "name": "Living Room",
  "length": "",
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  "width": "",
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  "width2": "2",
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  "finalArea": "137.50",
  "extraAreas": []
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    "label": "Square Feet"
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  "length2": "00",
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  "images": [],
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},
{
  "measurementType": {
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    "label": "Square Feet"
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  "length": "",
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  "length2": "6",
  "width": "",
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  "width2": "7",
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    "label": "Square Feet"
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  "length": "",
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  "length2": "5",
  "width": "",
  "width1": "3",
  "width2": "2",
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  "finalArea": "23.49",
  "extraAreas": []
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      "value": "60ae1259aa6d152c1801b33e",
      "label": "Agreement For Sale (4 pages from document)"
    },
  },

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"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "388",
"squareMeterArea": "36.05",
"docFinalBuiltUp": "426.8",
"docFinalBuiltUpSquareMeter": "39.654999999999994",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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  "property": "Hirani Shree Siddhi Bldg. No. 69",
  "area": "377",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Housing.Com",
  "expectedPrice": "9048000",
  "expectedRate": "24000.00",
  "builtUpExpectedRate": "21818.18",
  "image": "cases/64a69a89efbe9d412ce37380/
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  "squareMeter": "35.02",
  "id": "269788"
},
{
  "printlnReport": true,
  "_id": "64b09c64d01f966b45de41ee",
  "property": "Hirani Shree Siddhi Bldg. No. 69",
  "area": "299",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "square_yards",
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    "builtUpExpectedRate": "20000.00",
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    "id": "200779"
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    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "3",
    "source": "https://www.99acres.com/",
    "expectedPrice": "9000000",
    "expectedRate": "20270.27",
    "builtUpExpectedRate": "18427.52",
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indicator_1689295714786_Image.png",
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    "id": "619784"
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    "path": "cases/64a69a89efbe9d412ce37380/
externalImg_1689224758755_1689224566052_image_0.jpeg",
    "orientation": "portrait"
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externalImg_1689224758919_1689224566052_image_1.jpeg",
    "orientation": "landscape"
  }
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    "orientation": "portrait"
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externallmg_1689224758973_1689224566052_image_3.jpeg",
    "orientation": "portrait"
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externallmg_1689224759005_1689224566052_image_4.jpeg",
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externallmg_1689224759035_1689224566052_image_5.jpeg",
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    "path": "cases/64a69a89efbe9d412ce37380/
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    "orientation": "portrait"
  },
  },
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  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "64af865dd01f966b45db4c42",
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  "path": "cases/64a69a89efbe9d412ce37380/
externallmg_1689224759367_1689224566052_image_8.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
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externallmg_1689224759376_1689224566052_image_9.jpeg",
  "orientation": "portrait"
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  "orientation": "portrait"
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{
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    "orientation": "portrait"
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externallmg_1689224791007_1689224596114_image_0.jpeg",
    "orientation": "portrait"
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    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "64af865dd01f966b45db4c49",
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    "path": "cases/64a69a89efbe9d412ce37380/
externallmg_1689224791164_1689224596114_image_2.jpeg",
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"__v": 0,
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Siddhi Co-op. Hsg. Soc. Ltd., Nehru Nagar, Village - Kurla - 3, Municipality Ward No. L
Ward, Taluka - Kurla, District - Mumbai Suburban District, Kurla (East), 400024, State -
Maharashtra, India",
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"email": "",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 388.00",
"flatRate": "23200.00",
"landOtherRate": "20200",
"builtupPercentage": "10",
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"extendOfSiteRemark": "",
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"finalCarpetArea": "373.03",
"finalSalableArea": "451.37",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "",
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Dining + Toilets",
"finalAreaType": "Carpet Area",
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"finalAsPerArea": "Agreement For Sale (4 pages from document)",
"finalSaleablePercentage": "0",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00",
"siteVisitDate": "2023-07-13"

}

Name	Length	Width	Total
Composition :			
Bedroom	10'6"	10'00"	105.00
Living Room	15'0"	9'2"	137.50
Kitchen	8'00"	5'4"	42.67
Dining	7'6"	8'7"	64.37
Toilets	7'5"	3'2"	23.49
Other Composition :			