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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "proposePurchaser": true,
    "RVDSValues": false
  },
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  "purposeOfValuation": {
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  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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    },
    "type": "CREDITOFFICER",
    "_id": "650581d3a8e9b70221e855e5",
    "firstName": "Bhakti",
    "lastName": "Podkar",
    "mobileNo": "",
    "workMobileNo": "8425827511",
    "email": "Bhakti.racpc.sion@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "4000000",
    "discussWithPerson": "Bhakti",
    "expectedFees": 2000,
    "quotedAmount": "2500"
  },
  "organization": {
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"_id": "643a5702108b68389ed72f71",
"name": "Mumbai",
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"email": "vastukalamumbai@vastukala.com",
"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "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, Kiro 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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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "label": "Residential"
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
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  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "lastName": "Jaiswar",
  "mobileNo": "9987305468",
  "designation": "",
  "shortName": "DFJ",
  "workWithDocumentMaker": ""
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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  "shortName": "VS",
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  "role": "MAKER+CHECKER",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
"clientType": {
  "label": "BANK",
  "value": "BANK"
},
"location": {
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  "longitude": " 72.85817496358248"
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      "remark": ""
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    {
      "dateTime": "2023-10-03T07:30:00.000Z",
      "remark": ""
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  ],
  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2023-10-03",
      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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  "value": "3",
  "label": true
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  "label": false
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  "label": true
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  "key": "buildingName",
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  "label": false
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  "value": "",
  "label": true
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  "key": "street1",
  "value": "Ravji Ganatra Marg",
  "label": false
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  "key": "street2",
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  "label": false
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  "value": "",
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"wing": {
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  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
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  "label": true
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  "label": true
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  "value": "",
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"value": "",
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"selectNo": {
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  "key": "selectNo",
  "value": "404",
  "label": false
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  "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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  "value": "",
  "label": false
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  "key": "postalCode",
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  "name": "Suburb",
  "key": "suburb",
  "value": "Wadala",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "External site visit only"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "MHADA"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Slum Area / Open Plot",
    "south": "Slum Area",
    "east": "Noora Bazar Road / Rajiv Ganatra Marg"
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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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      "west": "",
      "south": "",
      "east": ""
    },
    "asPerDocument": {
      "north": "",
      "west": "",
      "south": "",

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    "east": ""
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "At the time of visit main entrance gate of the building was
locked, hence we have visited the property externally. Therefore internal composition
not known to us.",
"dateOfIssusApprovePlan": "",
"approvePlanVerified": "",
"empanelledOfApprovePlan": ""
},
"compositeRate": {
  "remark": "At the time of visit main entrance gate of the building was locked, hence
we have visited the property externally. Our report is based on external visit and
documents provided by the bank.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "rate": "103570",
  "landRate": "47210",
  "igrImage": "cases/651baa9a2c6c0778ddf20731/igr_1696478841629_Image.png",
  "squareMeterGuideLineRate": "103570.00",
  "squareFeetGuideLineRate": "9622.00"
},
"igrFinalRate": {
  "depreciationPercentage": "0",
  "rate": "103570",
  "squareMeterGuideLineRate": "103570.00",
  "squareFeetGuideLineRate": "9622.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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"value": "Vacant",
"label": "Vacant"
},
"monthlyRent": "11,000",
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"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MHADA norms",
"tenantName": "",
"maintenanceOfFlat": "External site visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Yes",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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"label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2022",
  "fullDate": "1/1/2022"
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"planningArea": {
  "value": "Residential",
  "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": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
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"structuralSafety": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
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"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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"visibleDamageInBuilding": {
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},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "24",
"flatFloorNo": "",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
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"finalPlinthArea": {
  "area": "363.60",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/651baa9a2c6c0778ddf20731/
routeMap_1696417790368_Image.png",
    "routeLat": "19.025556",
    "routeLng": "72.862278",
    "stationName": "Wadala",
    "routeDistance": "3.7Km"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "uvbsf",
      "name": "uvbsf",
      "image": "cases/651baa9a2c6c0778ddf20731/
routeMap_1696417642028_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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"kitchenArrangementsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4242000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4242000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Thu Oct 05 2023 14:29:57 GMT+0530 (India Standard Time)",
  "number": "2302853",
  "dayCount": "8",
  "monthCount": "50",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  }
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"rccPlinth": {
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"orientation": "portrait"
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"compositionImages": []
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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Bazar, Wadala",
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  "number": {
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    "phone": "9970416197",
    "ownershipShare": "",
    "email": "",
    "id": "873171"
  }
],
"proposePurchasers": [
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    "phone": "",
    "ownershipShare": "",
    "email": ""
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  "property": "Flat",
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  "areaType": "Carpet",
  "floor": "23",
  "source": "Nobroker.com",
  "expectedPrice": "6500000",
  "expectedRate": "20967.74",
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    "uploadedBy": "60f91b6f344e052188ffd1fc"
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  {
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    "size": "327628",
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processingDocuments/1696492623258_Site_Details.jpeg",
    "size": "78055",
    "createdAt": "Thu Oct 05 2023 13:27:03 GMT+0530 (India Standard Time)",
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 "updatedBy": "5fc78e26625ecd20ec1f88e9",
 "addressForMap": "",
 "caseReferredBy": "60b7177d2ffdf65bcd65882a",
 "contactPersonName": "External site visits only",
 "email": "",
 "isExternal": "false",
 "isUrgent": "false",
 "ownershipShare": "",
 "purchaseValueAsPerDocument": "",
 "relationWithOwner": "-",
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 "builtupPercentage": "10",
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 "finalCarpetConvertToBuiltUpPer": "20",
 "finalMeasurementType": "Sq. Ft.",
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 "buildingServicesRate": "3000",
 "flatRate": "14000",
 "landOtherRate": "11000",
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Composition :			

Other
Composition :
