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  "typeOfReport": {
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    "RVDSValues": false
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  "purposeOfValuation": {
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    },
    "type": "CREDITOFFICER",
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    "firstName": "Bhakti",
    "lastName": "Podkar",
    "mobileNo": "",
    "workMobileNo": "8425827511",
    "email": "Bhakti.racpc.sion@sbi.co.in"
  },
  "fees": {
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  "organization": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "name": "State Bank of India",
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  "remark": "Temp",
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  "mobileNo": "02225046265",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
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  "label": "Land & Building / Immovable Property"
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  "firstName": "Saurabh",
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  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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"siteEngineer": {
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
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  "workWithDocumentMaker": ""
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
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  "designation": "",
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"firstName": "Prajakta",
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"designation": "",
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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"fatherName": "Baburao"
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  "value": "BANK"
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      "remark": ""
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  "label": true
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
    "value": "NMMC",
    "label": "Navi Mumbai Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "west": "VS4 - 14 Building",
    "south": "Shivsagar Society",
    "east": "Ground "
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  "asPerDocumentAgreement": {
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    "west": "8 Mtr. Road",
    "south": "8 Mtr. Road",
    "east": "6 Mtr. Road"
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  },
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"extraDetailOfProperty": "",
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& not Verified.",
"approvePlanVerified": "",
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Measurement & Internal Photographs of the property. Details about the work progress
status have been provided by the Sales Person - Mr. Suraj.\n",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "129700",
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  "squareMeterGuideLineRate": "136185.00",
  "squareFeetGuideLineRate": "12652.00"
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  "squareMeterGuideLineRate": "136185.00",
  "squareFeetGuideLineRate": "12652.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per NMMC norms",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction"
},
"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": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "carParking": "Proposed Along with One Covered Car Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
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"asthetikLook": {
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  "label": "Plain Looking"
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  "fullDate": "1/1/2025"
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  "value": "Residential",
  "label": "Residential"
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  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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  "label": "Average"
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"structuralSafety": {
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  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "label": "Proposed Connected to Municipal Sewerage System "
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
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  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
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  "label": "Building Under Construction"
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"groundStilt": {
  "value": "Proposed_Ground",
  "label": "Proposed Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "4",
"noOfAmenityFloors": "",
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"flatFloorNo": "9",
"noOfLifts": "8",
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"noOfDwellingUnitsInBuilding": "12"
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"finalPlinthArea": {
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  "area": "1073.60",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/652132d7119cca234ddd57ba/
routeMap_1697436584548_Image.png",
    "routeLat": "19.083194",
    "routeLng": "72.998806",
    "stationName": "Vashi",
    "routeDistance": "2.4 Km"
  },
  "finalLatLng": {
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    "type": "Point"
  },
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    "finallatLng": true
  },
  "locationMapImg": [
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      "name": "6ga5ej",
      "image": "cases/652132d7119cca234ddd57ba/
routeMap_1697436506228_Image.png"
    }
  ]
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "25376000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "25376000.00"
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"outward": {
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  "remark": "SYSTEMGENERATED",
  "date": "Mon Oct 16 2023 13:29:38 GMT+0530 (India Standard Time)",
  "number": "2303010",
  "dayCount": "9",
  "monthCount": "207",
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"rateVerify": {
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  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "7767071155",
"appAddress": "Flat no. 903, 9th Floor, Building B, EV-10, Marina Bay, Plot no. 10,
sector 10, Vashi Navi Mumbai ",
"remark": "",
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    },
    "inputs": {
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      "from": {
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  "Developers": "E V Homes Construction Pvt. Ltd.",
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    "label": "Allottee"
  },
  "Allottee": "Mr. Sameer Satish Sharma & Mrs. Sarita Sameer Sharma",
  "number": {
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    "label": "Document No"
  },
  "Document_No": "18558 / 2023"
},
"isHardCopy": false,
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document_1696674410936_Racpc_Sion_Sarita_Sharma.pdf",
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},
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    "label": "Commencement Certificate"
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      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "NMMC / TPO / BP / 1754 / 2022 "
  },
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  "fileName": "document_1697433693132_cc.pdf"
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    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
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    "label": "Document No"
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"owners": [
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    "name": "Mr. Sameer Satish Sharma ",
    "phone": "7767071155",
    "ownershipShare": "",
    "email": "",
    "id": "513213"
  },
  {
    "name": "Mrs. Sarita Sameer Sharma",
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"phone": "",
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  "docFinalBuiltUp": "1073.60",
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  "source": "Housing.Com",
  "expectedPrice": "25000000.00",
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    "source": "Housing.Com",
    "expectedPrice": "19500000.00",
    "expectedRate": "26530.61",
    "builtUpExpectedRate": "24118.74",
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    "squareMeter": "68.28",
    "id": "162805"
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  {
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    "area": "570",
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    "expectedPrice": "16500000",
    "expectedRate": "28947.37",
    "builtUpExpectedRate": "26315.79",
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    "orientation": "portrait"
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    "role": "MAKER + RATE VERIFIER + CHEAKER",
    "firstName": "Nitesh",
    "lastName": "Khedekar",
    "profilePhoto": "users/60092304a16fab0f2af9b0c2/
profilePhoto_1681212511436_IMG3094.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
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  "note": "250 CR 26000.00 CA",
  "taskId": "652133c4119cca234ddd5af7",
  "createdAt": "2023-10-07T11:29:14.303Z"
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"createdAt": "2023-10-07T10:28:39.500Z",
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"__v": 0,
"invoiceId": "652132d7119cca234ddd57c9",
"fullAddress": "Residential Flat No. 903, 9th Floor, Building No B, EV - 10 Marina Bay,
Plot No. 10, Sector 10, Village - Vashi, Navi Mumbai, Taluka - Thane, District - Thane,
Pin - 400 703, State - Maharashtra, India",
"updatedBy": "627221f4afd7d55eddeddcb4",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Suraj ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"relationWithOwner": "Sales Person",
"siteVisitContactNo": "9594601992",
"buildingServicesRate": "3000.00",
"finalAreaType": "Carpet Area",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"landOtherRate": "23000",
"builtupPercentage": "10",
"carpetTotal": "0",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 891.00\nEBVT Area in Sq. Ft. =
40.00\nService Slab in Sq. Ft. = 45.00\nTotal Carpet Area in Sq. Ft.= 976.00\n(Area as
per Agreement for Sale)",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"finalSaleablePercentage": "",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
```

```
},
"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
},
"reportGeneratedDate": "Mon Oct 16 2023 12:59:52 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2023-10-13"
}
```

Name	Length	Width	Total
Composition :			
Other			
Composition :			