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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "proposePurchaser": false,
    "RVDSValues": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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    },
    "type": "CREDITOFFICER",
    "_id": "65267f59703d7c40db9ada9e",
    "firstName": "Abhay ",
    "lastName": "Vanjari",
    "mobileNo": "",
    "workMobileNo": "8275441224",
    "email": "1racpc.sion@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "4000000",
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    "expectedFees": 2000,
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  "organization": {
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"_id": "643a5702108b68389ed72f71",
"name": "Mumbai",
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"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",
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  "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": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "value": "Residential",
  "label": "Residential"
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"zone": {
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
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},
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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  "firstName": "Bhavika",
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"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
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  "lastName": "Kuperkar",
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        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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    ],
  },

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  "title": {
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  "number": "CAT-I-F-1763"
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{
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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
  "label": "BANK",
  "value": "BANK"
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19.135045417078494
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      "remark": "MANUAL_IN_TASK"
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  ]
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
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    "label": false
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  "value": "1/A",
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  "value": "Thane",
  "label": true
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  "value": "",
  "label": false
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  "value": "Thane",
  "label": true
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  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "name": "Wing",
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  "label": true
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"projectName": {
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
  },
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    "label": "External site visit only"
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  "finishing": {
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    "label": "External site visit only"
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  "ownership": {
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  "populationClassList": {
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    "label": "Middle Class"
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"populationGroupList": {
  "value": "Semi_Urban",
  "label": "Semi Urban"
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  "label": "Mumbai Housing & Area Development Board (MHADA)"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Mumbra Sub Station, MSETCL",
  "south": "Uttar Shiv Gav Road",
  "east": "Open Plot"
},
"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "At the time of visit, Internal visit is not allowed. Hence our report is based on external site visit and documents provided by bank. As per owner information, the composition flat is 1 Bedroom + Living Room + Kitchen + Bath + W.C.",
"dateOfIssusApprovePlan": "Copy of approved building plans were not provided and not verified.",
"approvePlanVerified": "N.A.",
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"empanelledOfApprovePlan": "No"
},
"compositeRate": {
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on external site visit and documents provided by bank.",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Gotheghar",
  "rate": "34800",
  "landRate": "3270",
  "igrImage": "cases/6531fd46619c14402da6456b/igr_1698045717730_Image.png",
  "squareMeterGuideLineRate": "36540.00",
  "squareFeetGuideLineRate": "3395.00"
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"igrFinalRate": {
  "depreciationPercentage": "0",
  "rate": "34800",
  "squareMeterGuideLineRate": "36540.00",
  "squareFeetGuideLineRate": "3395.00"
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"outgoingDetail": {
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    "label": "Middle Class"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
  },
  "monthlyRent": "4,500",
  "assessmentNo": "Detail not available",
  "taxPaidHolderName": "Detail not available",
  "taxAmount": "Detail not available",
  "electricityServiceConnectionNo": "Detail not available",
  "meterCardHolderName": "Detail not available",
  "undividedAreaOfLandAsPerSaleDeed": "Detail not available",
  "floorSpaceIndex": "As per MHADA norms",
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"tenantName": "",
"maintenanceOfFlat": "External Site visit only"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "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": {
  "value": "R.C.C._Framed_Structure",
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"value": "1",
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": false,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "9",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "16"
},
"finalPlinthArea": {
"areaType": "Built Up",
"area": "342.10",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
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    },
    "routeMapImg": "cases/6531fd46619c14402da6456b/
routeMap_1698062682714_Image.png",
    "routeLat": "19.135556",
    "routeLng": "73.061302",
    "stationName": "Diva Junction",
    "routeDistance": "8.2 Km"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "i3zrzi",
      "name": "i3zrzi",
      "image": "cases/6531fd46619c14402da6456b/
routeMap_1698062250989_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "2021500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "2021500.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Wed Oct 25 2023 11:56:35 GMT+0530 (India Standard Time)",
  "number": "2303171",
  "dayCount": "2",
  "monthCount": "368",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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"externalPainting": {
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    "orientation": "portrait"
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"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"ownerName": "Sudhakar Hiralal Gaikwad ",
"ownerPhoneNo": "9702882910",
"appAddress": "Flat no. 914, 9th Floor, building no. 1-A, Surve no. 157/1, Gotheghar,
Thane",
"remark": "",
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    },
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      "nameOfApprovingAuthority": {
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        "label": "Maharashtra Housing And Area Development Authority"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "JA. KR. UPMUA / MIVYA. KO.M.SANKET KR. 281 / GP / 10090 / 20"
    },
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    "displayStatus": false,
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88_20231019T180653374.pdf",
    "path": "cases/6531fd46619c14402da6456b/document_1698063634601_document
_1697774852665_1697774882788_20231019T180653374.pdf",
    "id": "607519",
    "uploadedBy": "62691c48afd7d55eddecfda3",
    "createdAt": "Mon Oct 23 2023 17:50:34 GMT+0530 (India Standard Time)"
  }
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"caseNumber": "004526",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "839546",
    "title": "Create Lead",
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    "datetime": "Fri Oct 20 2023 09:38:38 GMT+0530 (India Standard Time)"
  }
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    "ownershipShare": "",
    "email": "",
    "id": "398970"
  }
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"proposePurchasers": [],
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"composition": [],
"otherComposition": [],
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  {
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      "label": "Square Feet"
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    "squareMeterArea": "28.89",
    "totalAreaDocument": "311",
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    "docFinalBUILTUPSquareMeter": "31.78",
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    "docFinalSaleableSquareMeter": "0.00",
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    "area": "481",
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    "saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Middle",
"source": "Housing.Com",
"expectedPrice": "3700000",
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"builtUpExpectedRate": "6993.01",
"image": "cases/6531fd46619c14402da6456b/
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"id": "268055"
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  "expectedPrice": "2000000",
  "expectedRate": "6389.78",
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indicator_1698214604115_Image.png"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "landscape"
  }
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    "path": "cases/6531fd46619c14402da6456b/processingDocuments/1698045829807
_1697696061713_1696590611268_1696506280505_Calculation.xlsx",
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"__v": 0,
"invoiceId": "6531fd47619c14402da64585",
"fullAddress": "Residential Flat No. 914, 9th Floor, Building No 1/A, Pradhan Mantri
Awaz Yojna, Sanket No. 281 , Village - Goteghar, Taluka - Thane, District - Thane, PIN -
421 204, State - Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
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"contactPersonName": "Sudhakar Hiralal Gaikwad ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "9702882910",
"buildingServicesRate": "2600",
"finalAreaType": "Carpet Area",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 311.00",
"flatRate": "6500",
"landOtherRate": "3900",
"builtupPercentage": "10",
"carpetTotal": "0",
"extendOfSiteRemark": "",
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"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
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    "value": "Free_Hold"
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  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
},
"reportGeneratedDate": "Wed Oct 25 2023 10:59:40 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2023-10-23"
}
```

Name	Length	Width	Total
Composition :			
Other			
Composition :			