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{
  "typeOfReport": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  },
  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "653656df2a1baf5f34c1383b",
    "firstName": "Neha",
    "lastName": "Yadav",
    "mobileNo": "",
    "workMobileNo": "8286400657",
    "email": "1sbi.17889@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 1500,
    "quotedAmount": ""
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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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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000088",
  "type": "BRANCH",
  "name": "RACPC- Chinchpokli ",
  "email": "sbi.17889@sbi.co.in",
  "mobileNo": "022-23707514",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, Mumbai South Voltas
House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State
- Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - CHINCHPOKALI",
  "fax": "022-23707512 / 13",
  "sendStructuralCertificate": "0"
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"staff": {
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"type": "EMPLOYEE",
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  "role": "PICKUPPERSON",
  "firstName": "Akshay",
  "email": "akshayomsairam966@gmail.com",
  "lastName": "Dawkhar",
  "mobileNo": "9167084090",
  "shortName": "Aks",
  "workWithDocumentMaker": "62727444afd7d55eddee092c",
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  "_id": "648fcad91b499c2d52dc86f3",
  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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"lastName": "Acharya",
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    "valuersRegistrationNumber": [
      {
        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
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    ],
    "type": "EMPLOYEE",
    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
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      }
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  "schedule": [],
  "visitedDate": [
    {
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      "dateTime": "2023-10-26",
      "remark": ""
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  ]
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
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  "label": "1 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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"village": {
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  "label": false
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  "label": true
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  "key": "street2",
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"key": "landmark",
"value": "",
"label": false
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  "label": true
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  "label": true
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  "value": "",
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  "key": "selectNo",
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  "label": false
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  "value": "",
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  "label": false
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  "key": "policeStation",
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"value": "",
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  "key": "postalCode",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Antop Hill, Wadala",
  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door Frame With Flush Shutters"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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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": "Open Plot",
    "south": "Internal Road / Slum Area",
    "east": "Noora Bazar Road / Rajiv\nGanatra Marg"
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
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      "west": "",
      "south": "",
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    }
  },
}
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  "south": "",
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"extraDetailOfProperty": "",
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verified",
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"empanelledOfApprovePlan": "N.A."
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "14000.00",
  "depreciatedBuildingRate": "3000"
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"igrRate": {
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  "rate": "103570",
  "landRate": "47210",
  "igrImage": "cases/6538f28e2a1baf5f34c32bc0/igr_1698393031723_Image.png",
  "squareMeterGuideLineRate": "113927.00",
  "squareFeetGuideLineRate": "10584.00"
},
"igrFinalRate": {
  "rate": "103570.00",
  "squareMeterGuideLineRate": "113927.00",
  "squareFeetGuideLineRate": "10584.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  }
},
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"propertyOccupiedByList": {
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  "label": "Vacant"
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"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MHADA norms",
"tenantName": "",
"maintenanceOfFlat": "Vacant flat"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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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": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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"value": "Plain_Looking",
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"dateOfConstruction": {
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  "label": "Residential"
},
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"value": "1",
"label": "Yes"
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"maintenanceOfTheBuilding": {
"value": "Good",
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"value": "0",
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
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"provisionOfFirefighting": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "24",
"flatFloorNo": "18",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
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},
"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "363.60",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6538f28e2a1baf5f34c32bc0/
routeMap_1698394394113_Image.png",
    "routeLat": "19.025566",
    "routeLng": "72.862288",
    "stationName": "Wadala",
    "routeDistance": "3.7 km"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "j7tlv",
      "name": "j7tlv",
      "image": "cases/6538f28e2a1baf5f34c32bc0/
routeMap_1698394268124_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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"totalshowcasesRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4242000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4242000.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": ""
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"percentage": "0.00",
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"status": false
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  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
  "label": "Internal Brick Work",
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  "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": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPlastering": {
  "label": "External Plastering",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
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  "isHideFloor": false,
  "status": false
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}
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"window": {
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"flooringTilingKitchenPlatform": {
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},
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"electrificationPlumbingSanitaryInstallation": {
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"liftInstallation": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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"workCompleted": {
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  "status": true
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},
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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    "max": "25000"
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    "max": "20834"
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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"quantity": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "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,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"type": "CASE",
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"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
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"ownerPhoneNo": "9819563612",
"appAddress": "3-D-18-1808 Building -3 \n413- Antop Hill, Watala, Noora Bazar,
\nNear Cgs Colony , Wadala, Mumbai-EWS",
"remark": "",
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      "label": "Provisional Offer Letter"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "Mumbai_Housing_and_Area_Development_Board",
        "label": "Mumbai Housing and Area Development Board"
      }
    }
  },
  {
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  },
  "inputs": {
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    "from": {
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      "label": "Owner"
    },
    "Owner": "Mumbai Housing And Development Board (MHADA)",
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    },
    "Allottee": "Nandkumar Dattaram Ansurkar"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "531151",
  "path": "cases/6538f28e2a1baf5f34c32bc0/
document_1698396582961_Winner_First_Intimation.pdf",
  "fileName": "document_1698396582961_Winner_First_Intimation.pdf"
}
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"caseNumber": "004644",
"createdBy": "651e5a18b98e691677d9b737",
"caseHistory": [
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    "id": "830839",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Oct 25 2023 16:18:46 GMT+0530 (India Standard Time)"
  }
]
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}
],
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    "name": "Mumbai Housing And Area Development Board (MHADA)",
    "phone": "9819563612",
    "ownershipShare": "",
    "email": "",
    "id": "858312"
  }
],
"proposePurchasers": [
  {
    "name": "Nandkumar Dattaram Ansurkar",
    "phone": "",
    "ownershipShare": "",
    "email": ""
  }
],
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      "label": "Square Feet"
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    "width1": "5",
    "width2": "00",
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    "images": [],
    "extraAreas": [],
    "finalArea": "15.00"
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      "label": "Square Feet"
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "113.33"
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
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  "width1": "8",
  "width2": "3",
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  "extraAreas": [],
  "finalArea": "52.25"
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  "length": "4.00",
  "length1": "4",
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  "width2": "00",
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  "images": [],
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  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
},
{
  "measurementType": {
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  },
  "id": "6",
  "name": "Bedroom",
  "length": "8.75",
  "length1": "8",
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  "width": "9.75",
  "width1": "9",
  "width2": "9",
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  "images": [],
  "finalArea": "85.31",
  "extraAreas": []
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"otherComposition": [],
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      "label": "Provisional Offer Letter"
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  },

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"docMeasurementType": {
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"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "303",
"squareMeterArea": "28.15",
"docFinalBuiltUp": "363.60",
"docFinalBuiltUpSquareMeter": "33.78",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00"
}
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
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  "expectedRate": "13201.32",
  "builtUpExpectedRate": "11001.10",
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  "id": "560026"
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  "area": "300",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "6",
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"expectedPrice": "7500000",
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  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "7000000",
  "expectedRate": "21212.12",
  "builtUpExpectedRate": "17676.77",
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  "id": "679244"
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  "builtUpExpectedRate": "17473.12",
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externallmg_1698311287351_1698311318569_image_3.jpeg",
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  "orientation": "portrait"
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  "status": false,
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Antop Hill, Wadala, District - Mumbai, PIN - 400 037, State - Maharashtra, India",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
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Living Room	11'4"	10'00"	113.33
Kitchen	6'4"	8'3"	52.25
Toilet	4'00"	3'00"	12.00
Bathroom	5'00"	5'00"	25.00
Bedroom	8'9"	9'9"	85.31
Other Composition :			