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{
  "typeOfReport": {
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  },
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  "purposeOfValuation": {
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    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002"
  },
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  },
  "toAssess": {
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  },
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    },
    "type": "CREDITOFFICER",
    "_id": "65269eb2703d7c40db9b5919",
    "firstName": "Walmik",
    "lastName": "Wagh",
    "mobileNo": "",
    "workMobileNo": "8424998009",
    "email": "1sbi.05168@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "00",
    "discussWithPerson": "Walmik",
  }
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"expectedFees": null,
"quotedAmount": "5000"
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  "shortName": "VCIPL/Mumbai",
  "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",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "63fc957bce84bf289baa55ec",
  "name": "SARB Churchgate",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "sarc.mumbai@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "6th Floor, International 16, Maharshi Karve Road, Churchgate, Mumbai -
400020, State - Maharashtra, Country - India"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
    "workWithDocumentMaker": "",
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\\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
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  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Dashrath ",
    "email": "dasrat.jaiswar1234@gmail.com",
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    "mobileNo": "9987305468",
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    "email": "shyam@vastukala.org",
    "lastName": "Kajvilkar",
    "mobileNo": "9765074720",
    "designation": "",
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    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
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  "label": true
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  "key": "selectNo",
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  "label": false
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"flatSpecifications": {
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"label": "R. C. C. Slab"
},
"flooring": {
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"doors": {
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  "label": "Teak Wood Door frame with Solid flush door"
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  "label": "Powder coated Aluminum sliding windows"
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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      "west": "Details not available"
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      "east": "Details not available",
      "south": "Details not available",
      "west": "Details not available"
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    "title": "Boundaries of The Flat"
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  "extraDetailOfProperty": "As per site inspection, 1BHK flat converted into 2BHK Flat.
At present the property is vacant and in the possession of bank. ",
  "dateOfIssusApprovePlan": "Copy of approved plan were not provided and not
verified.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A."
},
"compositeRate": {
  "remark": "1. As per site inspection, 1BHK flat converted into 2BHK Flat.<br />\n2. As
per actual site measurement, the Carpet area is 437.00 Sq. Ft. and Built-up area
mentioned in the agreement is 615.00 Sq. Ft. The loading on carpet to built-up is 40%,
hence, we have adjusted the rate accordingly. <br />\n3. At present the property is
vacant and in the possession of bank. <br />\n4. For the purpose of valuation, have
considered the area as per agreement for sale.<br />",
  "depreciationPercentage": "64.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "18258.5",
  "depreciatedBuildingRate": "958.5"
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"igrRate": {
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  "rate": "136890",
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  "squareMeterGuideLineRate": "143735.00",
  "squareFeetGuideLineRate": "13353.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0.00",
  "rate": "9759.00",
  "squareMeterGuideLineRate": "105045.00",
  "squareFeetGuideLineRate": "9759.00",
  "depreciationPercentage": "57"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "N.A.",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
  },
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  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "1980",
    "fullDate": "1/1/1980"
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  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed"
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  "label": "Average"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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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": {
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"maintenanceOfTheBuilding": {
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"systemOfAirConditioning": {
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"label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "43",
"totalLifeBuilding": "60",
"estimatedAge": "17",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "11",
"flatFloorNo": "6",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "615.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "routeMapImg": "cases/653a1bfb164a9341fb02a021/
routeMap_1698745614417_Image.png",
  "routeLat": "18.967975",
  "routeLng": "72.843906",
  "stationName": "Dockyard Road",
  "routeDistance": "100 M."
},
"finalLatLng": {
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"type": "Point"
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},
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  {
    "id": "gi8lr8",
    "name": "gi8lr8",
    "image": "cases/653a1bfb164a9341fb02a021/
routeMap_1698745552996_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"totalOthersRate": "0",
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"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
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  "number": "2303296",
  "dayCount": "9",
  "monthCount": "493",
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"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "status": false
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  "fullBuildingRcc": {
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  "internalBrickWork": {
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"status": false
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"externalBrickWork": {
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  "status": false
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "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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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "isHideFloor": true,
  "status": false
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    "isHideFloor": true,
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
    }
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  "orientation": "portrait"
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  "path": "cases/653a1bfb164a9341fb02a021/
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  "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": [
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    "name": "Living Room",
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    "orientation": "portrait"
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  {
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    "name": "Living Room",
    "path": "cases/653a1bfb164a9341fb02a021/
externallmg_1698317785591_1698317806278_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/653a1bfb164a9341fb02a021/
externallmg_1698317785725_1698317806278_image_4.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
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    "orientation": "portrait"
  }
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"indicatorRange": {
  "carpetRateRange": {
    "min": "18258",
    "max": "32609"
  },
  "builtUpRateRange": {
    "min": "16599",
    "max": "27174"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "isEditable": false
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    "isEditable": true
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    "isEditable": true
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  "kitchenArrangements": {
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "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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"others": {
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"title": "Others / Car Parking",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
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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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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "615.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORPRINT",
"paymentId": [],
"_id": "653a1bfb164a9341fb02a021",
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"ownerName": "Mr. Mobin Farooq Viranee & Mrs. Samra Mobin Viranee",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 602 6floor,Rick View Heights Apartment, Dockyard
Road,Mazagaon Mumbai",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "04/02/2016",
      "from": {
        "value": "Seller",
        "label": "Seller"
      },
      "Seller": "Mrs. Shirin Shabbir Kapasi",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Mobin Farooq Viranee & Mrs. Samra Mobin Viranee",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "954/2016"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "445847",
    "path": "cases/653a1bfb164a9341fb02a021/
document_1698307003534_129264.pdf",
    "fileName": "document_1698307003534_129264.pdf"
  }
],
"caseNumber": "004666",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "688626",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Oct 26 2023 13:27:47 GMT+0530 (India Standard Time)"
  }
]
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],
"owners": [
  {
    "name": "Mr. Mobin Farooq Viranee & Mrs. Samra Mobin Viranee",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "256180"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "138054",
    "name": "Living Room",
    "length": "10.33",
    "length1": "10",
    "length2": "4",
    "width": "14.50",
    "width1": "14",
    "width2": "6",
    "totalArea": "149.83",
    "images": [],
    "extraAreas": [
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          "value": "Square_Feet",
          "label": "Square Feet"
        },
        "_id": "6540c7b3eb542d694099b743",
        "name": "Other",
        "extraAreaType": "Add",
        "length": "5.42",
        "length1": "5",
        "length2": "5",
        "width": "4.67",
        "width1": "4",
        "width2": "8",
        "totalArea": "25.28"
      }
    ]
  }
],
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"finalArea": "175.11"
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  "name": "Bedroom",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
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  "width1": "11",
  "width2": "1",
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  "images": [],
  "extraAreas": [],
  "finalArea": "104.37"
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "6.83",
  "length1": "6",
  "length2": "10",
  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "18.79",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.79"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "6.25",
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"width1": "6",
"width2": "8",
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"images": [],
"extraAreas": [],
"finalArea": "41.67"
},
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "8.58",
  "length1": "8",
  "length2": "7",
  "width": "9.33",
  "width1": "9",
  "width2": "4",
  "totalArea": "80.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "80.11"
},
{
  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "",
  "length1": "4",
  "length2": "2",
  "width": "",
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  "width2": "1",
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  "extraAreas": []
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      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "57.14",
    "totalAreaDocument": "615",
    "docBuiltpPercentage": "",
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    "docFinalBUILTUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "682008"
  }
],
"images": [],
"indicatorArr": [
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    "property": "Residential Flat",
    "area": "460",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "source": "https://www.99acres.com/",
    "expectedPrice": "15000000",
    "expectedRate": "32608.70",
    "builtUpExpectedRate": "27173.91",
    "image": "cases/653a1bfb164a9341fb02a021/
indicator_1698742822830_Image.png",
    "squareMeter": "42.74",
    "id": "304908"
  },
  {
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"printlnReport": true,
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  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "https://www.99acres.com/",
  "expectedPrice": "15000000",
  "expectedRate": "30000.00",
  "builtUpExpectedRate": "25000.00",
  "image": "cases/653a1bfb164a9341fb02a021/
indicator_1698742856207_Image.png",
  "squareMeter": "46.45",
  "id": "726208"
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  "property": "Residential Flat",
  "area": "575",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "source": "https://www.99acres.com/",
  "expectedPrice": "15500000",
  "expectedRate": "26956.52",
  "builtUpExpectedRate": "0.00",
  "image": "cases/653a1bfb164a9341fb02a021/
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  "squareMeter": "53.42",
  "id": "244224"
},
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  "property": "Residential Flat",
  "area": "610",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "source": "Index_no.2",
  "expectedPrice": "10125000",
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    "expectedRate": "16598.36",
    "builtUpExpectedRate": "0.00",
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    "squareMeter": "56.67",
    "id": "525302"
  },
  {
    "printlnReport": true,
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    "id": "6",
    "property": "Residential Flat",
    "area": "685",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Built_Up",
    "floor": "",
    "source": "Nobroker.com",
    "expectedPrice": "8700000",
    "expectedRate": "12700.73",
    "builtUpExpectedRate": "8700000",
    "image": "cases/653a1bfb164a9341fb02a021/
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  }
],
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    "name": "externallmg_1698317779853_1698317806274_image_0.jpeg",
    "path": "cases/653a1bfb164a9341fb02a021/
externallmg_1698317779853_1698317806274_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "653a45e5164a9341fb032781",
    "name": "externallmg_1698317784773_1698317806278_image_1.jpeg",
    "path": "cases/653a1bfb164a9341fb02a021/
externallmg_1698317784773_1698317806278_image_1.jpeg",
    "orientation": "portrait"
  },
  {

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    "path": "cases/653a1bfb164a9341fb02a021/
externallmg_1698317785040_1698317806278_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "653a45e5164a9341fb032783",
    "name": "externallmg_1698317785591_1698317806278_image_3.jpeg",
    "path": "cases/653a1bfb164a9341fb02a021/
externallmg_1698317785591_1698317806278_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "653a45e5164a9341fb032784",
    "name": "externallmg_1698317785725_1698317806278_image_4.jpeg",
    "path": "cases/653a1bfb164a9341fb02a021/
externallmg_1698317785725_1698317806278_image_4.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "653a45e5164a9341fb032785",
    "name": "externallmg_1698317785970_1698317806278_image_5.jpeg",
    "path": "cases/653a1bfb164a9341fb02a021/
externallmg_1698317785970_1698317806278_image_5.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
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    "path": "cases/653a1bfb164a9341fb02a021/
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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    "path": "cases/653a1bfb164a9341fb02a021/
externallmg_1698317786789_1698317806278_image_7.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "653a45e5164a9341fb032788",
    "name": "externallmg_1698317787185_1698317806278_image_8.jpeg",
    "path": "cases/653a1bfb164a9341fb02a021/
externallmg_1698317787185_1698317806278_image_8.jpeg",
    "orientation": "portrait"
  },
  {
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"email": "",
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Name	Length	Width	Total
Composition :			
Living Room	10'4"	14'6"	149.83
Bedroom	9'5"	11'1"	104.37
Toilet	6'10"	2'9"	18.79
Kitchen	6'3"	6'8"	41.67
Bedroom	8'7"	9'4"	80.11
Bedroom	4'2"	4'1"	17.01
Other Composition :			