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{
  "typeOfReport": {
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    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false
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  "leadFrom": {
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  },
  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "63d11f65be948726cc1419a7",
    "email": "kaushik.datta@sbi.co.in",
    "firstName": "KAUSHUIK",
    "mobileNo": "",
    "workMobileNo": "9757023640",
    "lastName": " DATTA "
  },
  "fees": {
    "type": "fixed",
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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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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b80a",
  "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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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "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": "Akshay",
  "email": "akshayomsairam966@gmail.com",
  "lastName": "Dawkhar",
  "mobileNo": "9167084090",
  "shortName": "Aks",
  "workWithDocumentMaker": "62727444afd7d55eddee092c",
  "profilePhoto": "users/651e5a18b98e691677d9b737/
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"siteEngineer": {
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  "_id": "60f9462345132d6a6bddb9d5",
  "role": "SITEENGINEER",
  "firstName": "Dashrath ",
  "email": "dasrat.jaiswar1234@gmail.com",
  "lastName": "Jaiswar",
  "mobileNo": "9987305468",
  "designation": "",
  "shortName": "DFJ",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f915d3f3dd69653a592199/
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  "role": "MAKER",
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"lastName": "Kuperkar",
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"valuersRegistrationNumber": [
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"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
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],
"type": "EMPLOYEE",
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"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
"designation": "CMD",
"registrationNo": [
{
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"value": "Wealth_Tax",
"label": "Wealth Tax"
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  "value": "BANK"
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"location": {
  "latitude": "19.01467566466892",
  "longitude": "72.86519163447082"
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"geo": {
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  "coordinates": [
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    19.01467566466892
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"siteVisit": {
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    {
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      "remark": ""
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    {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "label": true
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    "label": false
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  "village": {
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  "floorNo": {
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  "value": "3",
  "label": true
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  "value": "Mumbai",
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"city": {
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  "key": "city",
  "value": "Wadala (East)",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "key": "street1",
  "value": "Ravji Ganatra Marg",
  "label": false
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "Noora Bazar, Near CGS Colony",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "",
  "label": false
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  "name": "Wing",
  "key": "wing",
  "value": "A",
  "label": true
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"projectName": {
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"key": "projectName",
"value": "",
"label": false
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  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "CTSNo",
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  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "903",
  "label": false
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"khataNo": {
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  "key": "khataNo",
  "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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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "External site visit only"
  },
  "doors": {
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    "label": "External site visit only"
  },
  "windows": {
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    "label": "External site visit only"
  },
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    "label": "External site visit only"
  },
  "finishing": {
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  }
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"general": {
  "ownership": {
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    "label": "Middle Class"
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},
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  "label": "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": "Open Plot & Slum Area",
  "south": "Slum Area",
  "east": "Ravji Ganatra Marg"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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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"
},
"extraDetailOfProperty": "As per approved plan, the composition of Flat is 1 Bedroom
+ Living Room + Kitchen + WC + Bath. ",
"dateOfIssusApprovePlan": "Copy of Approved Plan Vide No. CHE / 140 / BP / SPL /
Cell / AFN / 337 dated 20.05.2017 issued by MHADA. (Downloaded from RERA)",
"approvePlanVerified": "N. A. ",
"empanelledOfApprovePlan": "N. A. "
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"compositeRate": {
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on external site visit and documents provided by the bank.",
  "depreciationPercentage": "",
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Wadala",
  "rate": "103570",
  "landRate": "47210",
  "igrImage": "cases/653a4c2f164a9341fb034ede/igr_1698389630294_Image.png",
  "squareMeterGuideLineRate": "108749.00",
  "squareFeetGuideLineRate": "10103.00"
},
"igrFinalRate": {
  "depreciationPercentage": "0",
  "rate": "103570",
  "squareMeterGuideLineRate": "108749.00",
  "squareFeetGuideLineRate": "10103.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Middle_Class",
    "label": "Middle Class"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "11000/-",
  "assessmentNo": "Details not available",
  "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": ""
}
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"maintenanceOfFlat": "Internal visit not allowed"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt + Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2022",
    "fullDate": "1/1/2022"
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  "planningArea": {
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    "label": "Residential"
  },
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"typeOfStructure": {
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "Information_not_available",
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"label": "Information not available"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "24",
"flatFloorNo": "9",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "333.30",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Monorail",
      "label": "Monorail"
    }
  }
},
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    "routeMapImg": "cases/653a4c2f164a9341fb034ede/  
routeMap_1698390210057_Image.png",  
    "routeLat": "19.025806",  
    "routeLng": "72.862139",  
    "stationName": "Antop Hill",  
    "routeDistance": "900 Mtr."  
  },  
  "finalLatLng": {  
    "coordinates": [  
      null,  
      null  
    ],  
    "type": "Point"  
  },  
  "showLocation": {  
    "latLng": true,  
    "finallatLng": true  
  },  
  "locationMapImg": [  
    {  
      "id": "v6i1do",  
      "name": "v6i1do",  
      "image": "cases/653a4c2f164a9341fb034ede/  
routeMap_1698390053731_Image.png"  
    }  
  ]  
},  
"valuation": {  
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  "totalwardrobesRate": "0",  
  "wardrobesQty": "0",  
  "showcasesQty": "0",  
  "showcasesRate": "0",  
  "totalshowcasesRate": "0",  
  "kitchenArrangementsQty": "0",  
  "kitchenArrangementsRate": "0",  
  "totalkitchenArrangementsRate": "0",  
  "superfineFinishQty": "0",  
  "superfineFinishRate": "0",  
  "totalsuperfineFinishRate": "0",  
  "interiorDecorationsQty": "0",  
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4545000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4545000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Oct 28 2023 15:08:48 GMT+0530 (India Standard Time)",
  "number": "2303246",
  "dayCount": "10",
  "monthCount": "443",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
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  "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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  "value": "LEAD"
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"status": true,
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"paymentId": [],
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"_id": "653a4c2f164a9341fb034ede",
"ownerName": "Mr. Sidheshwar Sukhadev Munde",
"ownerPhoneNo": "7038286717",
"appAddress": "Flat No.903, A Wing , Building - 3\n413 Antop Hill, Noora Bazar, Near
CGS\nWadala",
"remark": "Urgent ",
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    },
    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Maharashtra Housing And Area Development Authority"
      },
      "remark": " in the name of Sidheshwar Sukhadev Munde"
    },
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        "label": "Maharashtra Housing And Area Development Authority"
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        "label": "Document No"
      },
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Oct 26 2023 16:53:27 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Sidheshwar Sukhadev Munde",
    "phone": "7038286717",
    "ownershipShare": "",
    "email": "",
    "id": "507185"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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      "label": "Square Feet"
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    "totalAreaDocument": "303",
    "squareMeterArea": "28.15",
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  "floor": "Middle",
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  "expectedRate": "16375.55",
  "builtUpExpectedRate": "13646.29",
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  "expectedPrice": "6500000",
  "expectedRate": "20967.74",
  "builtUpExpectedRate": "17473.12",
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  "id": "832790"
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31016_at_14419_PM.jpeg",
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  "path": "cases/653a4c2f164a9341fb034ede/processingDocuments/1698390495039
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  "path": "cases/653a4c2f164a9341fb034ede/
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"assignmentType": {
  "value": "Retail",
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"fullAddress": "Residential Flat No. 903, 9th Floor, Building No 3, Wing - A, MHADA
Housing Scheme Code No. 413 - Antop Hill Wadala, Ravji Ganatra Marg, Noora Bazar,
Near CGS Colony, Municipality Ward No. F/North, District - Mumbai, Wadala (East),
PIN - 400 037, State - Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "651e5a18b98e691677d9b737",
"contactPersonName": "Mr. Sidheshwar Munde",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "7038286717",
"builtupPercentage": "10",
"carpetTotal": "0",
"extendOfSiteRemark": "",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"finalSaleablePercentage": "0",
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"buildingServicesRate": "3000",
"flatRate": "15000",
"landOtherRate": "12000",
"landDetails": {
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    "value": "Free_Hold"
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
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    "leaseTo": "",
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    "leaseDate": ""
  }
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Other			
Composition :			