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{
  "typeOfReport": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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    "type": "CREDITOFFICER",
    "_id": "6436535ee4256a03ecde45ca",
    "firstName": "Deepika ",
    "lastName": "Kumari",
    "mobileNo": "",
    "workMobileNo": "1981955591",
    "email": ""
  },
  "fees": {
    "type": "fixed",
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    "discussWithPerson": "Deepika ",
    "expectedFees": 1500,
    "quotedAmount": "2950"
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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",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Nepean Sea Road Branch (01862) ",
  "branchCode": "",
  "mobileNo": "02223676710",
  "alternateMobileNo": "",
  "email": "sbi.01862@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "8-A, Garden View Appt. \n\nKheshwala Premises Co-Op Society \n\nLJ
Marg, Mumbai-400006 "
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"assetsClass": {
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"zone": {
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    "type": "EMPLOYEE",
    "_id": "62727444afd7d55eddee092c",
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"role": "PICKUPPERSON",
"firstName": "Shantilal",
"email": "shantilal@vastukala.org",
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"mobileNo": "9969039853",
"shortName": "SHP",
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"siteEngineer": {
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"role": "SITEENGINEER",
"firstName": "Deepak ",
"email": "daksh7831@gmail.com",
"lastName": "Jain ",
"mobileNo": "9022815908",
"designation": "",
"shortName": "DJ",
"workWithDocumentMaker": ""
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"rateVerifier": {
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"_id": "5fc78e26625ecd20ec1f88e9",
"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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  "lastName": "Sarmalkar",
  "shortName": "VS",
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  "designation": "",
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  "role": "MAKER+CHECKER",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": "1"
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        "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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  "visitedDate": [
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      "dateTime": "2023-11-07",
      "remark": "MANUAL_IN_TASK"
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    "label": false
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  "label": false
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  "value": "C",
  "label": true
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  "value": "",
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  "value": "",
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    "label": "R. C. C. Slab"
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"label": "Internal Visit not allowed"
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"finishing": {
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  "label": "Internal Visit not allowed"
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    "label": "Middle Class"
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "MHADA"
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  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "west": "Unnat Nagar Road No. 2",
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    "east": "Under Construction Building "
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"asPerDocumentAgreement": {
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  "south": "Details not available",
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"unitBoundaries": {
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    "south": "Details not available",
    "west": "Details not available"
  },
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    "south": "Details not available",
    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "At the time of site, internal visit were not allowed. Hence our report is based on external site visit & documents provided by bank. As per site information, the composition of Flat is 1 Bedroom + Living Room + Kitchen + W.C. + Bath.",
"dateOfIssusApprovePlan": "The Property is constructed by MHADA. MHADA itself is planning authority.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A"
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "160470",
  "landRate": "76820",
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"squareFeetGuideLineRate": "16399.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "16399.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "13,000",
  "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": "",
  "maintenanceOfFlat": "Internal visit not allowed"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"pavementLaid": {
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"constructionWorkStatus": {
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"value": "Plain_Looking",
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"fullDate": "1/1/2023"
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"qualityOfConstruction": {
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"materialUsedList": {
"value": "Good",
"label": "Good"
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"structuralSafety": {
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  "label": "Good"
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  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
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"provisionOfFirefighting": {
  "value": "1",
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"groundStilt": {
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"label": "Stilt"
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"yearOfConstructionAsPer": {
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  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "11",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "387.60",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/653b56d1c70a316a760f2ccf/
routeMap_1699526358228_Image.png",
    "routeLat": "19.169200",
    "routeLng": "72.842823",
    "stationName": "Goregaon",
    "routeDistance": "1.2 Km."
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
  },
  "showLocation": {
    "latLng": true,

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"finalatlng": true
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"locationMapImg": [
  {
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    "name": "oeksca",
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routeMap_1699526257270_Image.png"
  }
]
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"valuation": {
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  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "interiorDecorationsQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "5168000.00",
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  "bookValue": "0",
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"outward": {
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"status": true,
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"dayCount": "19",
"monthCount": "156",
"generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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    "status": false
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    "status": false
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  "CHECKER": false,
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "9843375163",
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    },
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    "description": "Create Lead",
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  }
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    "phone": "9843375163",
    "ownershipShare": "",
    "email": "",
    "id": "648893"
  }
],
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    "phone": "",
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  "expectedRate": "15600.00",
  "builtUpExpectedRate": "0.00",
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  "orientation": "portrait"
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"fullAddress": "Residential Flat No. 1101, 11th Floor, Building No 3, Wing - C, Pradhan
Mantri Awas Yojana, MHADA Housing Scheme Code No. 412 (EWS), Off. S. V. Road,
Village - Pahadi Goregaon, Taluka - Borivali, District - Mumbai Suburban, Goregaon
(West), PIN - 400 104, State - Maharashtra, Country - India",
"updatedAt": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "62727444afd7d55eddee092c",
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"email": "",
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"ownershipShare": "",
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"siteVisitContactNo": "9833051584",
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"finalCarpetConvertToBuiltUpPer": "20",
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    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Thu Nov 09 2023 15:38:45 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2023-11-07"
}

```

Name	Length	Width	Total
Composition :			
Other Composition :			