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{
  "typeOfReport": {
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  "purposeOfValuation": {
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  "toAssess": {
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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": null,
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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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"branch": {
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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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"zone": {
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  "firstName": "Akshay",
  "email": "akshayomsairam966@gmail.com",
  "lastName": "Dawkhar",
  "mobileNo": "9167084090",
  "shortName": "Aks",
  "workWithDocumentMaker": "62727444afd7d55eddee092c",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Deepak ",
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  "lastName": "Jain ",
  "mobileNo": "9022815908",
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  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "firstName": "Vaishali",
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  "mobileNo": "9004437379",
  "shortName": "VS",
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\profilePhoto_1626258995038_IMG-20210602-WA0046.jpg"
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{
"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
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"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
"designation": "CMD",
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"title": {
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"label": "Wealth Tax"
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"number": "[N]C.C.I.T/I -14/52/2008-09"
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  "value": "Borivali",
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  "value": "",
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  "value": "E",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "key": "suburb",
  "value": "Goregaon (East)",
  "label": false
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    "label": "R. C. C. Slab"
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"finishing": {
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    "label": "Middle Class"
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    "south": "Details not available",
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    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "At the time of site visit, internal visit was not allowed hence our report is based on external site visit and documents provided by the bank. The composition of flat not seen. ",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"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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  "squareFeetGuideLineRate": "16399.00"
},
"outgoingDetail": {
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    "label": "Middle Class"
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    "label": "Residential Purpose"
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    "label": "External Site Visit Only"
  },
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  "taxPaidHolderName": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MHADA norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit done only"
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "R. C. C. Slab"
  }
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"partitions": {
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"waterTank": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Stilt + Open Car Parking",
"constructionWorkStatus": {
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  "label": "Completed"
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  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
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"planningArea": {
  "value": "Residential",
  "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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"label": "Good"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"maintenancelssues": {
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  "label": "Information not available"
},
"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "18",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "355.30",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    },
    "routeMapImg": "cases/653f8cdbd6fbd83553d6291c/
routeMap_1698837793689_Image.png",
    "routeLat": "19.169222",
    "routeLng": "72.835806",
    "stationName": "Bangur Nagar",
    "routeDistance": "800 Mtr."
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
  },
}
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"showLocation": {
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  "finallatlng": true
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    "name": "v4iuyv",
    "image": "cases/653f8cdbc66bd6fbd83553d6291c/
routeMap_1698837676014_Image.png"
  }
]
},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "5168000.00",
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"outward": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "status": false
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    "status": false
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},
"door": {
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"externalPainting": {
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
  "finalGuidelineValue": "5826565.00",
  "selectedBuildUpValue": "355.30",
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"reportImages": {
  "frontPageImages": [
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      "status": false,

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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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externallmg_1698827152818_IMG20231101WA0013.jpg",
    "orientation": "portrait"
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    "name": "externallmg_1698827152840_IMG20231101WA0007.jpg",
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    "path": "cases/653f8cdbc6fbd83553d6291c/
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"societyNameBoardImage": [],
"compositionImages": []
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    "min": "15556",
    "max": "16889"
  },
  "builtUpRateRange": {
    "min": "14142",
    "max": "15354"
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    "quantity": "0.00",
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    "isEditable": true
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"quantity": "0.00",
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  "ratePerUnit": "0.00",
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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",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
}
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  "ratePerUnit": "",
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  "status": true,
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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
},
"createCase": "false",
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"leadType": {
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "323.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentId": [],
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"_id": "653f8cdbd6fbd83553d6291c",
"ownerName": "Varsha Vasant Khanvilkar ",
"ownerPhoneNo": "8108401701",
"appAddress": "Flat 1803, E. Wing , Building 3,\n412- Pahadi Goregaon W ,\nMumbai
- 104 , EWS",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af71ce2ffdf65bcd65862b",
      "label": "Provisional Offer Letter"
    },
    "inputs": {
      "documentDate": "04/09/2023",
      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Housing_And_Area_Development_Authority",
        "label": "Maharashtra Housing And Area Development Authority"
      },
      "remark": " in the name of Varsha Vasant Khanvilkar "
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "907144",
    "path": "cases/653f8cdbd6fbd83553d6291c/
document_1698663501458_124478.pdf",
    "fileName": "document_1698663501458_124478.pdf"
  }
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"caseNumber": "004762",
"createdBy": "651e5a18b98e691677d9b737",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Oct 30 2023 16:30:43 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Varsha Vasant Khanvilkar ",
    "phone": "8108401701",
    "ownershipShare": "",
    "email": "",
    "id": "674503"
  }
]
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],
"proposePurchasers": [],
"siteInspection": [],
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    "id": "530856",
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    "totalAreaDocument": "323",
    "squareMeterArea": "30.01",
    "docFinalBuiltUp": "355.30",
    "docFinalBuiltUpSquareMeter": "33.01",
    "docBuiltupPercentage": "10",
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    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00"
  }
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"images": [],
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    "saleablePercentage": "0",
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    "areaType": "Carpet",
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    "expectedPrice": "3600000",
    "expectedRate": "16000.00",
    "builtUpExpectedRate": "14545.45",
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indicator_1698834313867_Image.png",
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"id": "645471"
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  "printlnReport": true,
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  "areaType": "Carpet",
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  "expectedRate": "16888.89",
  "builtUpExpectedRate": "15353.54",
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indicator_1698834336087_Image.png",
  "squareMeter": "20.90",
  "id": "377229"
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  "property": "Flat",
  "area": "225",
  "builtUpPercentage": "10",
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  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "3500000",
  "expectedRate": "15555.56",
  "builtUpExpectedRate": "14141.41",
  "image": "cases/653f8cdbc6fbd83553d6291c/
indicator_1698834371162_Image.png",
  "squareMeter": "20.90",
  "id": "512695"
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    "name": "externallmg_1698827152793_IMG20231101WA0009.jpg",
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"orientation": "portrait"
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externallmg_1698827152798_IMG20231101WA0010.jpg",
  "orientation": "portrait"
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  "orientation": "portrait"
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externallmg_1698827152823_IMG20231101WA0014.jpg",
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      "orientation": "portrait"
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      "orientation": "portrait"
    },
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      "status": false,
      "_id": "65420b90cad8865a54db2900",
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      "path": "cases/653f8cdbc6fbd83553d6291c/
externalImg_1698827152840_IMG20231101WA0007.jpg",
      "orientation": "portrait"
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  "externalDocuments": [],
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      "filename": "1698834516256_Calculation_2_varsha.xlsx",
      "path": "cases/653f8cdbc6fbd83553d6291c/
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"uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
{
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  "size": "533132",
  "createdAt": "Wed Nov 01 2023 15:58:36 GMT+0530 (India Standard Time)",
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  "size": "1091279",
  "createdAt": "Wed Nov 01 2023 15:58:36 GMT+0530 (India Standard Time)",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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  "path": "cases/653f8cdbc6fbd83553d6291c/
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  "size": "1609508",
  "createdAt": "Wed Nov 01 2023 15:58:36 GMT+0530 (India Standard Time)",
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"remarks": [],
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"updatedAt": "2023-11-01T11:40:00.496Z",
"__v": 0,
"invoiceId": "653f8cded6fbd83553d6296a",
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 1803, 18th Floor, Building No 3, Wing - E, Pradhan
Mantri Awas Yojna, MHADA Housing Scheme Code No. 412 (EWS) , New Link Road,
Village - Pahadi Goregaon, Goregaon (East), Taluka - Borivali, District - Mumbai
Suburban, Mumbai, PIN - 400 104, State - Maharashtra, India",
"updatedBy": "60eebe33f3dd69653a5837ae",
"addressForMap": ""
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"caseReferredBy": "651e5a18b98e691677d9b737",
"contactPersonName": "MHADA Supervisor ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Contact Person",
"siteVisitContactNo": "8108401701",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Provisional Offer Letter",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 323.00",
"flatRate": "16000",
"landOtherRate": "13000",
"builtupPercentage": "10",
"carpetTotal": "0",
"extendOfSiteRemark": "",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
  },
},
"leaseDetails": {
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  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
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  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
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"reportGeneratedDate": "Wed Nov 01 2023 15:59:14 GMT+0530 (India Standard Time)",

"siteVisitDate": "2023-10-31"

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Name	Length	Width	Total
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Composition :

Other

Composition :
