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{
  "typeOfReport": {
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  "purposeOfValuation": {
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    "value": "Non_SARFAESI"
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    },
    "type": "CREDITOFFICER",
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    "firstName": "Bhakti",
    "lastName": "Podkar",
    "mobileNo": "",
    "workMobileNo": "8425827511",
    "email": "Bhakti.racpc.sion@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
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"_id": "643a5702108b68389ed72f71",
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Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
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  "remark": "Temp",
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  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "firstName": "Dashrath ",
  "email": "dasrat.jaiswar1234@gmail.com",
  "lastName": "Jaiswar",
  "mobileNo": "9987305468",
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  "workWithDocumentMaker": ""
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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{
"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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"number": "[N]C.C.I.T/I -14/52/2008-09"
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      "dateTime": "2023-11-06",
      "remark": "MANUAL_IN_TASK"
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "townplanApprovedByList": {
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    "label": "Slum Rehabilitation Authority"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Lal Dongar Road",
    "south": "Chawl Area ",
    "east": "Slum Area "
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  "asPerDocumentAgreement": {
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    "south": "36.60 mtrs. D. P. Road ",
    "east": "18.30 mtrs. D. P. Road "
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"extraDetailOfProperty": "",
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be assumed that the construction is as per sanctioned plan",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A"
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"compositeRate": {
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  "depreciatedCostOfConstruction": "26000.00",
  "depreciatedBuildingRate": "3000"
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  "rate": "169900",
  "landRate": "81760",
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  "squareMeterGuideLineRate": "178395.00",
  "squareFeetGuideLineRate": "16573.00"
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"igrFinalRate": {
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  "rate": "16125.00",
  "squareMeterGuideLineRate": "173563.00",
  "squareFeetGuideLineRate": "16125.00"
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"outgoingDetail": {
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"propertyTypeOfUseList": {
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  "label": "Tenant Occupied"
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"taxAmount": "Details not available",
"electricityServiceConnectionNo": "Details not available",
"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per SRA norms",
"tenantName": "Mr. Lalit / Occupied Since - Last 2 Years",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "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"
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  "partitions": {
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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": {
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"value": "Completed",
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"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
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"buildingSpecification": {
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"protAgainstNatDis": {
"value": "Good",
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"value": "MunicipalSewerageSystem",
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"walls": {
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"label": "Good"
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"maintenanceIssues": {
"value": "1",
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"visibleDamageInBuilding": {
"value": "1",
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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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_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "4",
"noOfPodium": "",
"noOfAmenityFloors": "",
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"noOfFloors": "23",
"flatFloorNo": "8",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
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  "area": "1106.40",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
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    "routeMapImg": "cases/6544d5a599e3743444befa4b/
routeMap_1699264567106_Image.png",
    "routeLat": "19.051167",
    "routeLng": "72.886139",
    "stationName": "Chembur",
    "routeDistance": "2.9 Km."
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
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      "name": "n1k13r",
      "image": "cases/6544d5a599e3743444befa4b/
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    }
  ]
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"valuation": {
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"kitchenArrangementsRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
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"totalothersRate": "0",
"finaltotal": "23972000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "23972000.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "label": "Full Building Rcc",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "isHideFloor": false,
  "status": false
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"door": {
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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      "orientation": "portrait"
    }
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  "compositionImages": [
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "name": "Living Room",
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  "name": "Living Room",
  "path": "cases/6544d5a599e3743444befa4b/
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  "name": "Living Room",
  "path": "cases/6544d5a599e3743444befa4b/
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  "builtUpRateRange": {
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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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": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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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",
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "922.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"ownerName": "Mrs. Pallavi Ved & Mr. Parag Ved",
"ownerPhoneNo": "9768128648",
"appAddress": "Flat no. 802, 8th Floor, Wing - D, Alta Vista Building, Lal Dongar,
Chembur ",
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      "value": "60ae1254aa6d152c1801b326"
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    "inputs": {
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        "label": "Promoter"
      },
      "Promoter": "M/s. Spenta Enclave Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Pallavi Ved & Mr. Parag Ved",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "5955 / 2016"
    },
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    "displayStatus": false,
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  },
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    },
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      "from": {
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        "label": "Transferor"
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      "Transferor": "Mrs. Pallavi Ved & Mr. Parag Ved",
      "to": {
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    "label": "Transferee"
  },
  "Transferee": "Mr. Rajiv Ramsingh Yadav, Kiran Rajiv Yadav, Ramsingh Parasnath
Yadav & Beena Ramsingh Yadav"
},
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"createdAt": "Mon Nov 06 2023 13:29:31 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "17/01/2015",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / ENG / 3104 / MW / STGL / AP"
  },
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  "displayStatus": false,
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  "path": "cases/6544d5a599e3743444befa4b/document_1699257661874_document
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  "uploadedBy": "62fe044a48a26047e6552796",
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},
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  "nameOfApprovingAuthority": {
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    "label": "Slum Rehabilitation Authority (SRA)"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "SRA / ENG / 3104 / MW / STGL / AP"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/6544d5a599e3743444befa4b/document_1699257738644_document
_1699009868148_1699009913430_Rajiv_yadav_sion.pdf",
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}
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 03 2023 16:42:37 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Pallavi Ved & Mr. Parag Ved",
    "phone": "9768128648",
    "ownershipShare": "",
    "email": "",
    "id": "492919"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Rajiv Ramsingh Yadav, Kiran Rajiv Yadav, Ramsingh Parasnath Yadav"
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& Beena Ramsingh Yadav",
  "phone": "",
  "email": "",
  "ownershipShare": ""
}
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      "label": "Square Feet"
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    "id": "735351",
    "name": "Living Room",
    "length": "10.75",
    "length1": "10",
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    "width": "11.17",
    "width1": "11",
    "width2": "2",
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    "extraAreas": [],
    "finalArea": "120.04"
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      "label": "Square Feet"
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    "length": "11.42",
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    "length2": "5",
    "width": "18.42",
    "width1": "18",
    "width2": "5",
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    "images": [],
    "extraAreas": [],
    "finalArea": "210.26"
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    "label": "Square Feet"
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  "length1": "10",
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  "width1": "7",
  "width2": "1",
  "totalArea": "75.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "75.56"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Passage",
  "length": "13.67",
  "length1": "13",
  "length2": "8",
  "width": "3.08",
  "width1": "3",
  "width2": "1",
  "totalArea": "42.14",
  "images": [],
  "extraAreas": [],
  "finalArea": "42.14"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "10.33",
  "width1": "10",
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"width2": "4",
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"images": [],
"extraAreas": [],
"finalArea": "107.64"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Toilet",
  "length": "7.58",
  "length1": "7",
  "length2": "7",
  "width": "4.75",
  "width1": "4",
  "width2": "9",
  "totalArea": "36.02",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.02"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "5.17",
  "length1": "5",
  "length2": "2",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "40.04",
  "images": [],
  "extraAreas": [],
  "finalArea": "40.04"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

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},
  "id": "7",
  "name": "Toilet",
  "length": "4.58",
  "length1": "4",
  "length2": "7",
  "width": "7.92",
  "width1": "7",
  "width2": "11",
  "totalArea": "36.28",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.28"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "10",
  "name": "Bedroom",
  "length": "10.92",
  "length1": "10",
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  "width1": "11",
  "width2": "11",
  "totalArea": "130.09",
  "images": [],
  "finalArea": "130.09",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Bedroom",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
  "width": "13.00",
  "width1": "13",
  "width2": "00",
  "totalArea": "131.08",
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"finalArea": "131.08"
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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"typeofDocument": {
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"label": "Draft Agreement for sale"
},
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"value": "Square_Feet",
"label": "Square Feet"
},
"docFinalBuiltUp": "1106.4",
"docFinalBuiltUpSquareMeter": "102.792",
"docBuiltupPercentage": "20",
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"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"images": [],
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"property": "Altavista, Chembur",
"area": "922",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "11",
"source": "https://www.99acres.com/",
"expectedPrice": "26000000",
"expectedRate": "28199.57",
"builtUpExpectedRate": "23499.64",
"image": "cases/6544d5a599e3743444befa4b/
indicator_1699249562152_Image.png",
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"squareMeter": "85.66",
"id": "806149"
},
{
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  "area": "904",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "Middle",
  "source": "square_yards",
  "expectedPrice": "25800000",
  "expectedRate": "28539.82",
  "builtUpExpectedRate": "23783.19",
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  "squareMeter": "83.98",
  "id": "564395"
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{
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  "property": "Alta Vista Chembur",
  "area": "912",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "Middle",
  "source": "square_yards",
  "expectedPrice": "26100000",
  "expectedRate": "28618.42",
  "builtUpExpectedRate": "23848.68",
  "image": "cases/6544d5a599e3743444befa4b/
indicator_1699249690577_Image.png",
  "squareMeter": "84.73",
  "id": "968222"
},
{
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  "_id": "65487f39594ccb46f00120e7",
  "property": "Altavista, Chembur",
  "area": "700",
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"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "21",
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Hsg. Soc. Ltd., V.N. Purav Marg, Near Surana Sethia Hospital, Sion Trombay Road, Lal
Dongar, Village - Chembur, Taluka - Kurla, District - Mumbai Suburban, Chembur
(East), PIN - 401 071, State - Maharashtra, Country - India",
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Name	Length	Width	Total
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Living Room	10'9"	11'2"	120.04
Dining	11'5"	18'5"	210.26
Kitchen	10'8"	7'1"	75.56
Passage	13'8"	3'1"	42.14
Bedroom	10'5"	10'4"	107.64
Toilet	7'7"	4'9"	36.02
Toilet	5'2"	7'9"	40.04
Toilet	4'7"	7'11"	36.28
Bedroom	10'11"	11'11"	130.09
Bedroom	10'1"	13'00"	131.08

Other
Composition :
