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  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": false
  },
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64d1d9dad9f3034f301dcff",
    "firstName": "Prabhat Bhajbai",
    "lastName": "Bhajbai",
    "mobileNo": "",
    "workMobileNo": "9820021086",
    "email": "Prabhat@sbi.co.in"
  },
  "fees": {
    "type": "fixed"
  },
  "organization": {
    "_id": "643a5702108b68389ed72f71",
    "name": "Mumbai",
    "shortName": "VCIPL/Mumbai",
    "email": "vastukalamumbai@vastukala.com",
  }
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"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
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"city": "Mumbai"
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000068",
  "type": "BRANCH",
  "name": "RBO Sanpada",
  "email": "sme.navimum@sbi.co.in",
  "mobileNo": "022-27759215",
  "alternateMobileNo": "",
  "address": "SMEC VASHI, E/202, 2nd Floor, Sanpada Rly. Station Complex, Navi
Mumbai - 400 705, State - Maharashtra, Country - India.\n\n",
  "ledgerName": "STATE BANK OF INDIA - RBO SANPADA",
  "fax": "022-27752206",
  "sendStructuralCertificate": "0"
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  "label": "Residential"
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    "_id": "60b7189d2ffdf65bcd65882b",
    "role": "PICKUPPERSON",
    "firstName": "Ravindra",
    "email": "ravindrakasare186@gmail.com",
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"lastName": "Kasare",
"mobileNo": "9167204055",
"shortName": "RBK",
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"role": "SITEENGINEER",
"firstName": "Rajesh",
"email": "rajeshb.ghadi@gmail.com",
"lastName": "Ghadi",
"mobileNo": "8652092666",
"designation": "",
"shortName": "RHG",
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"rateVerifier": {
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"_id": "60f915d3f3dd69653a592199",
"role": "MAKER + RATE VERIFIER + CHEAKER",
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"email": "shobha@vastukala.org",
"lastName": "Kuperkar",
"mobileNo": "9004134140",
"designation": "",
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"designation": "",
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  "lastName": "Kuperkar",
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        "label": "Wealth Tax"
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    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
    "designation": "CMD",
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        "title": {
          "value": "Wealth_Tax",
          "label": "Wealth Tax"
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        "number": "[N]C.C.I.T/I -14/52/2008-09"
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"location": {
  "latitude": "18.972943592349186",
  "longitude": "73.10904960859516"
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    18.972943592349186
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"siteVisit": {
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    {
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"visitedDate": [
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    "status": "COMPLETED",
    "dateTime": "2023-11-09",
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  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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    "value": "India",
    "label": false
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    "key": "village",
    "value": "Karanjade",
    "label": true
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  "value": "Navi Mumbai",
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  "label": true
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  "label": true
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  "label": true
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  "key": "street2",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "name": "Wing",
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  "value": "",
  "label": true
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  "label": false
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  "label": true
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"newSurveyNumber": {
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  "label": true
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  "label": true
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  "label": false
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  "label": true
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"doors": {
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"label": "Teak Wood Door frame with Solid flush door"
},
"windows": {
"value": "Powder_coated_Aluminum_sliding_windows",
"label": "Powder coated Aluminum sliding windows"
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"fittings": {
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"label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"populationGroupList": {
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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"label": "No"
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"asPerActualAgreement": {
  "north": "Sai Anchit CHSL",
  "west": "Sarang Aryan CHSL",
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  "east": "Internal Road"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "south": "Details not available",
    "west": "Details not available"
  },
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may 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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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "9937.5",
  "depreciatedBuildingRate": "2237.5"
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  "rate": "69000",
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"igrFinalRate": {
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  "depreciationPercentage": "93",
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  "squareFeetGuideLineRate": "6045.00",
  "squareMeterGuideLineRate": "65066.00"
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"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
  },
  "monthlyRent": "8,000",
  "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 CIDCO norms",
  "tenantName": "Sanchita Humne",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
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"label": "R. C. C. Slab"
},
"partitions": {
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  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Stilt + Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2016",
  "fullDate": "1/1/2016"
},
"planningArea": {
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  "label": "Residential"
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  "label": "R.C.C. Framed Structure"
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  "label": "Good"
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"materialUsedList": {
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"label": "Good"
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"buildingSpecification": {
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"structuralSafety": {
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"label": "Good"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"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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"label": "Good"
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"maintenanceIssues": {
"value": "Information_not_available",
"label": "Information not available"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "490.80",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/654a20b9637db60f88b4c8e8/
routeMap_1700285416786_Image.png",
    "routeLat": "18.972833",
    "routeLng": "73.109000",
    "stationName": "Panvel Junction",
    "routeDistance": "4.7 Km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
}
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"showLocation": {
  "latlng": true,
  "finallatlng": true
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"locationMapImg": [
  {
    "id": "jb6kqq",
    "name": "jb6kqq",
    "image": "cases/654a20b9637db60f88b4c8e8/
routeMap_1700285312152_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
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"outward": {
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  "number": "2303530",
  "dayCount": "18",
  "monthCount": "226",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "status": false
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    "status": false
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    "floorsCompleted": "",
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"isHideFloor": false,
"status": false
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"internalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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"label": "Lift Installation",
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},
"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
"percentage": "0.00",
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"status": false
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"label": "External Development & Final Finishing",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
},
"workCompleted": {
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": true
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"selectedBuildUpValue": "490.80",
"selectedBuildUpMeasurementType": "Sq. Ft."
}
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      "orientation": "portrait"
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    }
  ]
}
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      "path": "cases/654a20b9637db60f88b4c8e8/externallmg_r_1699519515033_2023
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      "orientation": "portrait"
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  "compositionImages": [
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g.jpg",
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g.jpg",
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g.jpg",
  "orientation": "portrait"
}
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    "max": "11167"
  },
  "builtUpRateRange": {
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    "max": "9306"
  }
}
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    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "interiorDecorations": {
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "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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"createCase": "false",
"type": "CASE",
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  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
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"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
"audioRemarks": [],
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"ownerName": "Sopan Ram Pardeshi & Supriya Sopan Pardeshi",
"ownerPhoneNo": "9930075112",
"appAddress": "flat no. 304 . 3rd floor bmaunten hiva plot no. 25 sector no 6
karanjade",
"remark": "ssl? Navanath patil",
"documents": [
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      "label": "Index - II (1 Page from agreement)"
    },
    "inputs": {
      "documentDate": "10/03/2017",
      "from": {
        "value": "Developers",
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```

    "label": "Developers"
  },
  "Developers": "M/s. Khushi Realty ",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Sopan Ram Pardeshi & Supriya Sopan Pardeshi"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/654a20b9637db60f88b4c8e8/
document_1699356853779_347229.pdf",
"fileName": "document_1699356853779_347229.pdf"
},
{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "27/06/2016",
    "nameOfApprovingAuthority": {
      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra ltd."
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / BP-11523 / TPO (NM) / 2016 / 1946"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "890104",
  "path": "cases/654a20b9637db60f88b4c8e8/
document_1700292295887_CamScanner_11092023_163552.pdf",
  "fileName": "document_1700292295887_CamScanner_11092023_163552.pdf"
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  },
  "inputs": {

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  "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",
  "label": "City and Industrial Development Corp Of Maharashtra ltd."
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"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "CIDCO / BP-11523 / TPO (NM) / 2013 / 1250"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/654a20b9637db60f88b4c8e8/
document_1700304279606_CamScanner_11092023_163552.pdf",
"id": "152173",
"uploadedBy": "60f915d3f3dd69653a592199",
"createdAt": "Sat Nov 18 2023 16:14:39 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "004947",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "603475",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 07 2023 17:04:17 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Sopan Ram Pardeshi & Supriya Sopan Pardeshi",
    "phone": "9930075112",
    "ownershipShare": "",
    "email": "",
    "id": "203011"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    }
  }
]
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  "name": "Living Room",
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  "width1": "8",
  "width2": "8",
  "totalArea": "115.56",
  "images": [],
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    "label": "Square Feet"
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  "name": "Balcony",
  "length": "2.92",
  "length1": "2",
  "length2": "11",
  "width": "7.83",
  "width1": "7",
  "width2": "10",
  "totalArea": "22.85",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.85"
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "8.92",
  "length1": "8",
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  "width1": "9",
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  "totalArea": "86.19",
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"images": [],
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"finalArea": "86.19"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "WC",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Kitchen",
  "length": "5.50",
  "length1": "5",
  "length2": "6",
  "width": "7.50",
  "width1": "7",
  "width2": "6",
  "totalArea": "41.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "41.25"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
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"name": "Bathroom",
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"totalArea": "20.00",
"images": [],
"finalArea": "20.00",
"extraAreas": []
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"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flowerbed",
    "value": "Flowerbed"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length1": "2",
  "length2": "1",
  "length": "2.08",
  "width1": "5",
  "width2": "4",
  "width": "5.33",
  "totalArea": "11.11",
  "percentageBeforeTotal": "28.98",
  "images": [],
  "extraAreas": [
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        "label": "Square Feet"
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      "_id": "6558496f5586e008158ab5f1",
      "name": "Flowerbed 2",
      "extraAreaType": "Add",
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    "length": "2.17",
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    "width": "8.25",
    "width1": "8",
    "width2": "3",
    "totalArea": "17.87"
  }
],
"percentage": "100",
"finalArea": "28.98"
},
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  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length1": "8",
  "length2": "0",
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  "width1": "2",
  "width2": "0",
  "width": "2.00",
  "totalArea": "16.00",
  "percentageBeforeTotal": "16.00",
  "images": [],
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  "percentage": "100",
  "finalArea": "16"
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{
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
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    "label": "Square Feet"
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  "id": "2",
  "length1": "8",
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"length2": "0",
"length": "8.00",
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"images": [],
"extraAreas": [],
"percentage": "100",
"finalArea": "16"
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{
  "typeOfDocument": {
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    "label": "Index - II (1 Page from agreement)"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "842221",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "409",
  "squareMeterArea": "38",
  "docFinalBuiltUp": "490.8",
  "docFinalBuiltUpSquareMeter": "45.6",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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"images": [],
"indicatorArr": [
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  "property": "Mountain View, Karanjade",
  "area": "410",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
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"areaType": "Carpet",
"floor": "Middle",
"source": "Nobroker.com",
"expectedPrice": "3435000",
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"builtUpExpectedRate": "6981.71",
"image": "cases/654a20b9637db60f88b4c8e8/
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"squareMeter": "38.09",
"id": "659596"
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  "_id": "654cb3ee637db60f88b87482",
  "property": "Mountain View, Karanjade",
  "area": "300",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "Middle",
  "source": "square_yards",
  "expectedPrice": "3350000",
  "expectedRate": "11166.67",
  "builtUpExpectedRate": "9305.56",
  "image": "cases/654a20b9637db60f88b4c8e8/
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  "squareMeter": "27.87",
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Name	Length	Width	Total
Composition :			
Living Room	13'4"	8'8"	115.56
Balcony	2'11"	7'10"	22.85
Bedroom	8'11"	9'8"	86.19
WC	3'00"	4'00"	12.00
Kitchen	5'6"	7'6"	41.25
Bathroom	5'0"	4'0"	20.00
Other Composition :			
Flowerbed	2'1"	5'4"	11.11
Dry Balcony Area	8'0"	2'0"	16.00
Balcony Area	8'0"	2'0"	16.00