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{
  "typeOfReport": {
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  "purposeOfValuation": {
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    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002"
  },
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  "toAssess": {
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    "type": "CREDITOFFICER",
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    "firstName": "Saumita Chakraborty",
    "lastName": "Chakraborty",
    "mobileNo": "",
    "workMobileNo": "9167177426",
    "email": "Saumita.racpc.sion@sbi.co.in"
  },
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    "propertyValue": "5000000",
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"expectedFees": 2500,
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "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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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kiroi Road, Off
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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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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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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    "shortName": "DJ",
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  "rateVerifier": {
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    "firstName": "Shobha",
    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
    "shortName": "SH",
    "workWithDocumentMaker": "",
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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",
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    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
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  "value": "BANK"
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    {
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      "remark": ""
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    "value": "India",
    "label": false
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  "value": "",
  "label": false
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  "value": "",
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  "label": "R. C. C. Slab"
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  "west": "Open Plot",
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  "east": "Nalah & Satya Sai Complex"
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"asPerDocumentAgreement": {
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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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  "title": "Boundaries of The Flat"
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"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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  "squareFeetGuideLineRate": "14707.00"
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"igrFinalRate": {
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  "depreciationPercentage": "90",
  "rate": "13854.00",
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  "squareMeterGuideLineRate": "149126.00"
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"outgoingDetail": {
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  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
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  "monthlyRent": "13,000",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
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  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MHADA norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit done only"
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"marketability": {
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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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  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2013",
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    "label": "R.C.C. Framed Structure"
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  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Information not available"
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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": {
  "value": "Good",
  "label": "Good"
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"maintenancelssues": {
  "value": "Information_not_available",
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"visibleDamageInBuilding": {
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  "label": "No"
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  "groundStilt": {
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    "label": "Stilt"
  },
  "yearOfConstructionAsPer": {
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    "label": "MHADA Allotment Letter"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "50",
  "ageOfBuilding": "10",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "24",
  "flatFloorNo": "7",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "367.20",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
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      "label": "Railway Station"
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    "routeLat": "19.218575",
    "routeLng": "72.836056",
    "stationName": "Borivali",
    "routeDistance": "2.9 Km."
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  "finalLatLng": {
    "coordinates": [
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  "type": "Point"
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    "id": "2khbl4o",
    "name": "2khbl4o",
    "image": "cases/655755525586e008158a2a21/
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  }
]
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"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "status": false,
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"rateVerify": {
  "status": false
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    "status": true
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}
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  "builtUpRateRange": {
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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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"audioRemarks": [],
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"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 702, 7th Floor, Building no. 2, F/7, Building no. F, Shimpoli,
Chikuwadi, Kandiwali West",
"remark": "NPA Account ",
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{
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"value": "60ae126aaa6d152c1801b38f",
"label": "MHADA NOC Letter"
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"inputs": {
"documentDate": "06/07/2012",
"nameOfApprovingAuthority": {
"value": "Mumbai_Housing_and_Area_Development_Board",
"label": "Mumbai Housing and Area Development Board"
},
"remark": " in the name of Mr. Dhananjay Sadashiv Bajantri."
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},
{
"documentType": {
"value": "60ae1248aa6d152c1801b2ee",
"label": "Previous Valuation Report"
},
"inputs": {
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"remark": " issued by Basavaraj Masanagi & Co.."
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    },
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      },
      "Developers": "Mumbai Housing and Area Development Board",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Dhananjay Sadashiv Bajantri"
    },
    "isHardCopy": false,
    "displayStatus": true,
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"caseHistory": [
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    "id": "384904",
    "title": "Create Lead",
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    "datetime": "Fri Nov 17 2023 17:28:10 GMT+0530 (India Standard Time)"
  }
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"owners": [
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"name": "Mr. Dhananjay Sadashiv Bajantri",
"phone": "0000000000",
"ownershipShare": "",
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}
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    "label": "MHADA NOC Letter"
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  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "274472",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "306",
  "squareMeterArea": "28.43",
  "docFinalBuiltUp": "367.2",
  "docFinalBuiltUpSquareMeter": "34.116",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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  "area": "306",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "Middle",
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"source": "Nobroker.com",
"expectedPrice": "6500000",
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"builtUpExpectedRate": "17701.53",
"image": "cases/655755525586e008158a2a21/
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"property": "MHADA Colony, Kandivli West",
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  "expectedRate": "20588.24",
  "builtUpExpectedRate": "17156.86",
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    "orientation": "portrait"
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  "orientation": "portrait"
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    "filename": "1700655068282_Chikuwadi.xlsx",
    "path": "cases/655755525586e008158a2a21/
processingDocuments/1700655068282_Chikuwadi.xlsx",
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    "createdAt": "Wed Nov 22 2023 17:41:10 GMT+0530 (India Standard Time)",
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  }
],
"leadRemarks": [],
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"updatedAt": "2023-11-23T10:54:25.933Z",
"__v": 0,
"invoiceId": "655755525586e008158a2a2a",
"fullAddress": "Residential Flat No. 702, 7th Floor, Building No 2/F, Paradise Heights
Co-op. Hsg. Soc. Ltd., MHADA Code No. 266, MHADA Colony, Padma Nagar,
Chikuwadi, Village - Shimpoli, Municipality Ward No. R/Central, Taluka - Borivali,
District - Mumbai Suburban, Kandivali (West), Mumbai, PIN - 400 067, State -
Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Dhananjay Bajantri",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
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"buildingServicesRate": "3000.00",
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"finalAsPerArea": "MHADA NOC Letter",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 306.00",
"flatRate": "21000",
"landOtherRate": "18000",
"builtupPercentage": "10",
"carpetTotal": "0",
"extendOfSiteRemark": "",
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"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
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"leaseDetails": {
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  "lesseeName": "",
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  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
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Name	Length	Width	Total
Composition :			



Other  
Composition :

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