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{
  "typeOfReport": {
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    "proposePurchaser": true,
    "RVDSValues": false
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    "value": "Direct"
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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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": "64cb46df0faf29427aca399a",
    "firstName": "Rajesh ",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9975642826",
    "email": "cord2.racpcandheri@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "4000000",
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    "expectedFees": 2000,
    "quotedAmount": ""
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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",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
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  "email": "cord2.racpcandheri@sbi.co.in",
  "mobileNo": "02228389765/69",
  "alternateMobileNo": "",
  "address": "1st Floor, UTI Building, Plot No. 12, MIDC, Road No. 9, Behind Tunga
Paradise Hotel, Andheri (East), Mumbai - 400 093, State - Maharashtra, Country -
India.",
  "ledgerName": "STATE BANK OF INDIA - RACPC ANDHERI",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "value": "Residential",
  "label": "Residential"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
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"type": "EMPLOYEE",
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  "role": "DELIVERYPERSON",
  "firstName": "Hemant",
  "email": "hkadam113@gmail.com",
  "lastName": "Kadam",
  "mobileNo": "9819455052",
  "shortName": "Hemant",
  "workWithDocumentMaker": "60b7189d2ffdf65bcd65882b",
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  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shyam",
  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
  "workWithDocumentMaker": "",
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"maker": {
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  "firstName": "Shyam",
  "email": "shyam@vastukala.org",
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"lastName": "Kajvilkar",
"mobileNo": "9765074720",
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\profilePhoto_1626255068979_Shymam_Photo.jpg"
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"checker": {
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
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  "designation": ""
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  {
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      {
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        "label": "Registered Valuer"
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    ],
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "number": "IBBI/RV/07/2018/10366"
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    ],
  },

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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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19.015061114127956
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      "dateTime": "2023-12-11",
      "remark": ""
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    {
      "status": "COMPLETED",
      "dateTime": "2023-12-10",
      "remark": "MANUAL_IN_TASK"
    }
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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  "country": {
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    "name": "Country",
    "key": "country",
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    "label": false
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  "village": {
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    "name": "Village",
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"value": "",
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  "key": "buildingNo",
  "value": "4",
  "label": true
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  "key": "district",
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  "key": "city",
  "value": "Mumbai",
  "label": false
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  "key": "buildingName",
  "value": "MHADA Housing Scheme Code No. 413 - Antop Hill Wadala",
  "label": false
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  "value": "",
  "label": true
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  "key": "street1",
  "value": "Ravji Ganatra Marg",
  "label": false
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  "name": "Street 2",
  "key": "street2",
  "value": "Noora Bazar",
  "label": false
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  "key": "landmark",
  "value": "Near CGS Colony",
  "label": false
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"wing": {
  "status": false,
  "name": "Wing",
  "key": "wing",
  "value": "",
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"label": true
},
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  "value": "",
  "label": false
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  "value": "",
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  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "378",
  "label": true
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  "value": "",
  "label": true
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  "status": true,
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"value": "1102",
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  "key": "municipalityWardNo",
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  "label": true
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
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  "key": "suburb",
  "value": "Wadala (East)",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
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    "label": "External site visit only"
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  "windows": {
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    "label": "External site visit only"
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  },
  "finishing": {
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    "label": "External site visit only"
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}
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},
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  "label": "Middle Class"
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"townplanApprovedByList": {
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  "label": "MHADA"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
},
"asPerActualAgreement": {
  "north": "Open Plot & Anibesent Road",
  "west": "Open Plot & Slum Area",
  "south": "Slum Area",
  "east": "Ravji Ganatra Marg"
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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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"unitBoundaries": {
  "asPerActual": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "At the time of visit internal inspection was not allowed
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hence our report is based on external\site visit and documents provided by the bank only",

"dateOfIssusApprovePlan": "The property is constructed by MHADA & MHADA itself is an issuing authority.",

"approvePlanVerified": "N.A.",

"empanelledOfApprovePlan": "N.A."

},

"compositeRate": {

"remark": "At the time of visit internal inspection was not allowed hence our report is based on external site visit and documents provided by the bank only",

"depreciationPercentage": "",

"depreciationRatioOfBuilding": "",

"salvageValue": "",

"depreciatedCostOfConstruction": "",

"depreciatedBuildingRate": ""

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"igrRate": {

"propertyName": "Residential Flat",

"rate": "103570",

"landRate": "47210",

"igrImage": "cases/65740c319e3cbd4940a6e416/igr_1702465837062_Image.png",

"squareMeterGuideLineRate": "113927.00",

"squareFeetGuideLineRate": "10584.00"

},

"igrFinalRate": {

"floorRatePercentage": "10",

"depreciationPercentage": "0",

"rate": "103570.00",

"squareMeterGuideLineRate": "113927.00",

"squareFeetGuideLineRate": "10584.00"

},

"outgoingDetail": {

"areaStatusList": {

"value": "Medium",

"label": "Medium"

},

"propertyTypeOfUseList": {

"value": "Residential_Purpose",

"label": "Residential Purpose"

},

"propertyOccupiedByList": {

"value": "External_Site_Visit_Only",

"label": "External Site Visit Only"

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"taxAmount": "Details not available",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "N.A.",
"floorSpaceIndex": "As per MHADA norms",
"tenantName": "",
"maintenanceOfFlat": "External site visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "N.A."
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt + Open",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
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"year": "2022",
"fullDate": "1/1/2022"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
"value": "R.C.C.",
"label": "R.C.C. Framed"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "Good",
"label": "Good"
},
"materialUsedList": {
"value": "Good",
"label": "Good"
},
"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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},
"maintenanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceIssues": {
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  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "24",
"flatFloorNo": "11",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "333.30",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
}
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65740c319e3cbd4940a6e416/
routeMap_1702466768533_Image.png",
    "routeLat": "19.025536",
    "routeLng": "72.862274",
    "stationName": "GTB Nagar",
    "routeDistance": "1.9 Km"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "zq2p6h",
      "name": "zq2p6h",
      "image": "cases/65740c319e3cbd4940a6e416/
routeMap_1702466677023_Image.png"
    }
  ]
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"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
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  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4545000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4545000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Wed Dec 13 2023 17:38:57 GMT+0530 (India Standard Time)",
  "number": "2303951",
  "dayCount": "21",
  "monthCount": "180",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
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"passageStaircaseLobbyDevelopment": {
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externallmg_1702296447596_1702296529000_image_3.jpeg",
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"compositionImages": []
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    "min": "13286",
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"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"paymentId": [],
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"ownerName": "Mumbai Housing And Area Development Board (MHADA)",
"ownerPhoneNo": "8104946812",
"appAddress": "flat no. 1102 11th floor bldg no. 4 Near CGS, Noor bazar Antop hill
Wadala ",
"remark": "",
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"documentType": {
"value": "60af71ce2ffdf65bcd65862b",
"label": "Provisional Offer Letter"
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"inputs": {
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"documentDate": "04/09/2023",
"nameOfApprovingAuthority": {
  "value": "Mumbai_Housing_and_Area_Development_Board",
  "label": "Mumbai Housing and Area Development Board"
}
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"fileName": "document_1702103972227_Tatpurate_Dekar_Patr_Shubhangi.pdf"
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    "label": "Aadhaar Card"
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  "inputs": {
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      "label": "No"
    },
    "No": "7469 1317 4216"
  },
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639_12062023171459_unlocked.pdf"
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  },
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    "fileName": "document_1702104034694_DocScanner_25_Aug_2023_1224.pdf"
  }
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"caseNumber": "005530",
"createdBy": "64535eb5ee347304f2a3005f",
"caseHistory": [
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    "id": "503093",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Dec 09 2023 12:11:53 GMT+0530 (India Standard Time)"
  }
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"owners": [
  {
    "name": "Mumbai Housing And Area Development Board (MHADA)",
    "phone": "8104946812",
    "ownershipShare": "",
    "email": "",
    "id": "380597"
  }
],
"proposePurchasers": [
  {
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    "phone": "8104946812",
    "email": "",
    "ownershipShare": ""
  }
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"composition": [],
"otherComposition": [],
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      "label": "MHADA Allotment Letter",
      "value": "60ae1267aa6d152c1801b37e"
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  "docFinalSaleableSquareMeter": "0.00",
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    "source": "Nobroker.com",
    "expectedPrice": "9600000",
    "expectedRate": "17454.55",
    "bultUpExpectedRate": "0.00",
    "image": "cases/65740c319e3cbd4940a6e416/indicator_1702465515854_Image.png",
    "squareMeter": "51.10",
    "id": "464844"
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    "saleablePercentage": "0",
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    "areaType": "Bult_Up",
    "source": "Nobroker.com",
    "expectedPrice": "5200000",
    "expectedRate": "16250.00",
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    "builtUpExpectedRate": "0.00",
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    "squareMeter": "29.73",
    "id": "544321"
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    "property": "Residential Flat",
    "area": "350",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "source": "magic_bricks",
    "expectedPrice": "4650000",
    "expectedRate": "13285.71",
    "builtUpExpectedRate": "12077.92",
    "image": "cases/65740c319e3cbd4940a6e416/
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    "squareMeter": "32.52",
    "id": "106072"
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    "printlnReport": true,
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    "property": "Residential Flat",
    "area": "305",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "source": "https://www.99acres.com/",
    "expectedPrice": "5500000",
    "expectedRate": "18032.79",
    "builtUpExpectedRate": "16393.44",
    "image": "cases/65740c319e3cbd4940a6e416/
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  "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/65740c319e3cbd4940a6e416/
externallmg_1702296431346_1702296513263_image_0.jpeg",
    "orientation": "portrait"
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    "filename":
"1702465855014_externallmg_1702296431346_1702296513263_image_0.jpeg",
    "path": "cases/65740c319e3cbd4940a6e416/processingDocuments/1702465855014
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    "filename": "1702465855052_Summary_NewShubhangi.xlsx",
    "path": "cases/65740c319e3cbd4940a6e416/
processingDocuments/1702465855052_Summary_NewShubhangi.xlsx",
    "size": "3203391",
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  }
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      "firstName": "Jagdish ",

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    "lastName": "Bhatt",
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  "status": true,
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  "note": "Have to prepare (Task Reopen)",
  "taskId": "657690929e3cbd4940a70b6b",
  "createdAt": "2023-12-12T11:20:00.108Z"
}
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"createdAt": "2023-12-09T06:41:53.590Z",
"updatedAt": "2023-12-13T12:18:05.993Z",
"__v": 0,
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"assignmentType": {
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 1102, 11th Floor, Building No 4, MHADA Housing
Scheme Code No. 413 - Antop Hill Wadala, Near CGS Colony, Ravji Ganatra Marg,
Noora Bazar, Municipality Ward No. F/North, Wadala (East), District - Mumbai, Mumbai,
400037, State - Maharashtra, India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "64535eb5ee347304f2a3005f",
"contactPersonName": "Shubhangi Santosh Kumar Pandey",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "8104946812",
"reason": "Hold By Bank",
"buildingServicesRate": "2700",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "MHADA Allotment Letter",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
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"flatRate": "15000",
"landOtherRate": "12300",
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  "roadFacing": false,
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"carpetTotal": "0",
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"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
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| Composition : | | | |

Other
Composition :
