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{
  "typeOfReport": {
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    "proposePurchaser": true,
    "RVDSValues": false
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  },
  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231032",
    "firstName": "Namrata ",
    "email": "racpc.sion@sbi.co.in",
    "mobileNo": "",
    "workMobileNo": "8879237774",
    "lastName": "Salvi"
  },
  "fees": {
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    "expectedFees": null,
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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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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000215",
  "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": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "value": "Residential",
  "label": "Residential"
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"zone": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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  }
]
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"role": "VALUER",
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"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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  "fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "73.02422675276699"
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    {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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    "label": false
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    "value": "Ulwe",
    "label": true
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  "label": false
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
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      "label": "Vitrified Tile Flooring"
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      "label": "Teak Wood Door frame with Solid flush door"
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    "windows": {
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      "label": "Powder coated Aluminum sliding windows"
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    "fittings": {
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    "finishing": {
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  "general": {
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      "label": "Sole Ownership"
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      "label": "Middle Class"
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    "populationGroupList": {
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    }
  },

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"whetherCoveredUnderAnyState": {
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  "south": "Lakhani Aura",
  "east": "Internal Road"
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"asPerDocumentAgreement": {
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  "west": "Plot No. 2 & 3",
  "south": "Plot No. 06",
  "east": "24.00 Mtrs Wide Road"
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"unitBoundaries": {
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    "east": "Details not available",
    "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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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is available it is assumed that
the construction is as per Sanctioned Plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
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"compositeRate": {
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "82500",
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  "squareMeterGuideLineRate": "86625.00",
  "squareFeetGuideLineRate": "8048.00"
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"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "95",
  "rate": "7743.00",
  "squareMeterGuideLineRate": "83347.00",
  "squareFeetGuideLineRate": "7743.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "15000",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "N.A.",
  "floorSpaceIndex": "As per CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2019",
    "fullDate": "1/1/2019"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
  },
  "typeOfFoundation": {
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  "qualityOfConstruction": {
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"value": "Good",
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"materialUsedList": {
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
"sewerageSystem": {
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"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
"value": "1",
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"provisionOfFirefighting": {
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  "label": "Yes"
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  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "4",
"totalLifeBuilding": "60",
"estimatedAge": "56",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "13",
"flatFloorNo": "7",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "579.60",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/65856db23ac9822dbc954905/
routeMap_1703489693967_Image.png",
    "routeLat": "18.982063",
    "routeLng": "73.024199",
    "stationName": "Bamandongri",
    "routeDistance": "1.3 Km."
  },
  "finalLatLng": {
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    null
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatlng": true
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"locationMapImg": [
  {
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    "name": "g60qzn",
    "image": "cases/65856db23ac9822dbc954905/
routeMap_1703489610225_Image.png"
  }
]
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"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
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  "totalothersRate": "0",
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"finalValue": "7100100.00",
"distressValuePercentage": "80",
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"outward": {
  "status": true,
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  "date": "Tue Dec 26 2023 10:13:02 GMT+0530 (India Standard Time)",
  "number": "2304181",
  "dayCount": "1",
  "monthCount": "410",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "status": false
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"internalPainting": {
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"floorsCompleted": "",
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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  "status": false
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"workCompleted": {
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      "orientation": "portrait"
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    "max": "0.00"
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  "isEditable": true
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  "isEditable": true
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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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  "value": "APPROXIMATE_LEAD"
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"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
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"ownerName": "Mr. Mohammed Akhtar Rafique Shaikh",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 704, 7th Floor, Lakhani's Sky Ways CHS, Plot no. 07, Sector -
05, Ulwe, Navi Mumbai ",
"remark": "+91 98718 55628 Shahid Siddiqui SSL\n\n70 lakh value Required ",
"documents": [
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      "value": "60ae1256aa6d152c1801b330"
    }
  },
  "inputs": {
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"from": {
  "value": "Seller",
  "label": "Seller"
},
"Seller": "Mr. Mohammed Akhtar Rafique Shaikh",
"to": {
  "value": "Purchaser",
  "label": "Purchaser"
},
"Purchaser": "Mr. Mushahir Ahmed"
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/65856db23ac9822dbc954905/document_1703243168869_17032432
63404_AGREEMENT__SHAIKH__AHMED_LAKHANIS_SKY_WAYS.pdf",
"fileName": "document_1703243168869_1703243263404_AGREEMENT__SHAIKH
__AHMED_LAKHANIS_SKY_WAYS.pdf"
},
{
  "documentType": {
    "value": "60ae1246aa6d152c1801b2e4",
    "label": "Index- II"
  },
  "inputs": {
    "documentDate": "27/11/2019",
    "from": {
      "value": "Seller",
      "label": "Seller"
    },
    "Seller": "Mr. Sujeetkumar Jayprakash Gupta & Mr. Sachin Omprakash Gupta",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Mr. Mohammed Akhtar Rafique Shaikh",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "17181/2019"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/65856db23ac9822dbc954905/
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / BP-13203 / 5696 / Unique Code : 20150302102367401"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1703565139323_OC.pdf",
  "path": "cases/65856db23ac9822dbc954905/document_1703565139323_OC.pdf",
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  "uploadedBy": "60eeaeddf3dd69653a581316",
  "createdAt": "Tue Dec 26 2023 10:02:19 GMT+0530 (India Standard Time)"
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Dec 22 2023 16:36:26 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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    "name": "Mr. Mohammed Akhtar Rafique Shaikh",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": ""
  }
]
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"id": "546904"
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],
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  "phone": "8850001688",
  "email": "",
  "ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
  },
  "id": "721045",
  "name": "Living Room",
  "length": "16.83",
  "length1": "16",
  "length2": "10",
  "width": "9.08",
  "width1": "9",
  "width2": "1",
  "totalArea": "152.90",
  "images": [],
  "extraAreas": [],
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  "length1": "2",
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  "width1": "8",
  "width2": "00",
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  "images": [],
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  "length": "3.00",
  "length1": "3",
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  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "4.75",
  "length1": "4",
  "length2": "9",
  "width": "3.83",
  "width1": "3",
  "width2": "10",
  "totalArea": "18.21",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.21"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
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"length": "5.50",
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.50",
  "length1": "10",
  "length2": "6",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "107.62"
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"otherComposition": [
  {
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      "value": "Carpet"
    },
    "name": {
      "label": "Flowerbed",
      "value": "Flowerbed"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
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"images": [],
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"percentage": "100",
"finalArea": "20"
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    "value": "Carpet"
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  "name": {
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    "value": "Flowerbed"
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    "label": "Square Feet"
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  "length1": "2",
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  "finalArea": "15.5"
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    "label": "Carpet",
    "value": "Carpet"
  },
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  "percentage": "100",
  "finalArea": "45"
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      "value": "60ae1256aa6d152c1801b330"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "969952",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "483",
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    "docFinalBuiltUp": "579.6",
    "docFinalBuiltUpSquareMeter": "53.843999999999994",
    "docBultupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
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"images": [],
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  "areaType": "Carpet",
  "source": "https://www.99acres.com/",
  "expectedPrice": "6750000",
  "expectedRate": "15340.91",
  "builtUpExpectedRate": "12784.09",
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  "squareMeter": "40.88",
  "id": "911127"
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  "areaType": "Carpet",
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  "expectedPrice": "7300000",
  "expectedRate": "16043.96",
  "builtUpExpectedRate": "13369.96",
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  "id": "191852"
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  "areaType": "Carpet",
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    "status": false,
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Soc. Ltd., Plot No. 7, Sector 5, Village - Ulwe, Taluka - Panvel, District - Raigad, Navi
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
<b>Composition :</b>			
Living Room	16'10"	9'1"	152.90
Passage	2'11"	8'00"	23.33
Toilet	3'00"	4'00"	12.00
Bathroom	4'9"	3'10"	18.21
Kitchen	5'6"	7'7"	41.71
Bedroom	10'6"	10'3"	107.62
<b>Other Composition :</b>			
Flowerbed	2'00"	10'00"	20.00
Flowerbed	2'00"	7'9"	15.50
Terrace Area	5'00"	9'00"	45.00