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{
  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "toAssess": {
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    "type": "CREDITOFFICER",
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    "firstName": "Sharmila",
    "lastName": "Mahto",
    "mobileNo": "",
    "workMobileNo": "9521405151",
    "email": "sharmila.mahto@sbi.co.in"
  },
  "fees": {
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  "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",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b7f7",
  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"staff": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
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  "designation": "",
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},
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  "lastName": "Acharya",
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  "designation": "",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
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    "lastName": "Chalikwar",
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  "value": "BANK"
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  "longitude": "73.07501462310724"
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"visitedDate": [
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    "label": true
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  "label": false
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    "label": false
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    "label": "Vitrified tiles flooring"
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Cement Plastering"
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    "west": "Building No. L-21",
    "south": "Road",
    "east": "Building No. L-15"
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    "west": "Detail not available",
    "south": "Detail not available",
    "east": "Detail not available"
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      "west": "",
      "south": "",
      "east": ""
    },
    "asPerDocument": {
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      "west": "",
      "south": "",
      "east": ""
    }
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  "isDisplay": false,
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verified.\n\n",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "N.A."
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  "landRate": "14700",
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  "squareMeterGuideLineRate": "56175.00",
  "squareFeetGuideLineRate": "5219.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "93",
  "rate": "4949.00",
  "squareFeetGuideLineRate": "4949.00",
  "squareMeterGuideLineRate": "53272.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "12,000/- Expected rental income per month",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Consumer No. 029471017459",
  "meterCardHolderName": "Ganesh Sahadev Parab",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per CIDCO norms",
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},
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"label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
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    "label": "6\" Thk. Brick Masonery"
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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": {
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    "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": "2017",
    "fullDate": "1/1/2017"
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  "typeOfStructure": {
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"value": "rcc",
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"label": "Information Not Available"
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"buildingSpecification": {
"value": "Standard",
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
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"sewerageSystem": {
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"walls": {
"value": "1",
"label": "Yes"
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"maintenanceOfTheBuilding": {
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"label": "Good"
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"visibleDamageInBuilding": {
"value": "0",
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"systemOfAirConditioning": {
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  "label": "No"
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"provisionOfFirefighting": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "As_per_Possession_Letter",
  "label": "As per Possession Letter"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "5",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "407.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65aa151c9c967c12c91e1233/
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    "routeLng": "73.074417",
    "stationName": "Kharghar",
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"routeDistance": "7.4 km"
},
"finalLatLng": {
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  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "pzi59",
    "name": "pzi59",
    "image": "cases/65aa151c9c967c12c91e1233/
routeMap_1707198174407_Image.png"
  }
]
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"valuation": {
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  "totalinteriorDecorationsRate": "0",
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"totalpotentialValueRate": "0",
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"bookValue": "0",
"finalValue": "4816290.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
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"door": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": false,
"status": false
},
"externalPainting": {
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  "isHideFloor": false,
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "status": false
},
"liftInstallation": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": false
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  "status": false
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"workCompleted": {
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/65aa151c9c967c12c91e1233/
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    "orientation": "portrait"
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    "quantity": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "APPROXIMATE_LEAD"
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"finalValuationArea": "370.00",
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentId": [],
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"ownerName": "Mr. Ganesh Sahdev Parab",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 503, 5th floor, Swapnapurti Housing Scheme, Sector - 36,
Kharghar, Navi Mumbai ",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "16/03/2017",
      "from": {
        "value": "The_Corporation",
        "label": "The Corporation"
      },
      "The_Corporation": "City And Industrial Development Corporation of Maharashtra",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Ganesh Sahdev Parab",
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"number": {
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  "label": "Registration No"
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"Registration_No": "2366/2017"
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"fileName":
"document_1705645312868_1705645434316_Racpc_GHatkopar_Ganesh_Parab.pdf"
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  "documentType": {
    "value": "60ae1263aa6d152c1801b36b",
    "label": "Taking Over Possession by the Allottee"
  },
  "inputs": {
    "documentDate": "15/03/2017",
    "nameOfApprovingAuthority": {
      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_Ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    }
  }
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/65aa151c9c967c12c91e1233/
document_1707130380375_Taking_Over_Possession.pdf",
"id": "923236",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Mon Feb 05 2024 16:23:00 GMT+0530 (India Standard Time)"
},
{
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    "value": "6077c791395bc80714864a30",
    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "27/01/2024",
    "number": {
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      "label": "Consumer No"
    }
  },
}
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    "Consumer_No": "029471017459"
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  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Tue Feb 06 2024 11:52:25 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "Building No. L-20"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1707204967043_document_1705645312868_17056454343
16_Racpc_GHatkopar_Ganesh_Parab.pdf",
  "path": "cases/65aa151c9c967c12c91e1233/document_1707204967043_document
_1705645312868_1705645434316_Racpc_GHatkopar_Ganesh_Parab.pdf",
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  "uploadedBy": "60f915d3f3dd69653a592199",
  "createdAt": "Tue Feb 06 2024 13:06:10 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "006443",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "844401",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Jan 19 2024 11:52:20 GMT+0530 (India Standard Time)"
  }
]
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}
],
"owners": [
  {
    "name": "Mr. Ganesh Sahdev Parab",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "632338"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "750790",
    "name": "Living Room",
    "length": "9.92",
    "length1": "9",
    "length2": "11",
    "width": "12.17",
    "width1": "12",
    "width2": "2",
    "totalArea": "120.65",
    "images": [],
    "extraAreas": [],
    "finalArea": "120.65"
  },
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Kitchen",
    "length": "6.58",
    "length1": "6",
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    "width1": "11",
    "width2": "7",
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"images": [],
"extraAreas": [],
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  "name": "Passage",
  "length": "4.17",
  "length1": "4",
  "length2": "2",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
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  "images": [],
  "extraAreas": [],
  "finalArea": "14.58"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "18.28",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.28"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
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"name": "Bathroom",
"length": "3.92",
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"width2": "9",
"totalArea": "18.60",
"images": [],
"extraAreas": [],
"finalArea": "18.60"
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "9.75",
  "length1": "9",
  "length2": "9",
  "width": "11.33",
  "width1": "11",
  "width2": "4",
  "totalArea": "110.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "110.50"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "326715",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "370",
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"squareMeterArea": "34.37",
"docFinalBuiltUp": "407",
"docFinalBuiltUpSquareMeter": "37.806999999999995",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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  "property": "Swapnapurti CHSL., Kharghar",
  "area": "400",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "12",
  "source": "magic_bricks",
  "expectedPrice": "5120000",
  "expectedRate": "12800.00",
  "builtUpExpectedRate": "11636.36",
  "image": "cases/65aa151c9c967c12c91e1233/
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  "id": "360353"
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{
  "printlnReport": true,
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  "property": "Swapnapurti CHSL., Kharghar",
  "area": "370",
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  "areaType": "Carpet",
  "floor": "14",
  "source": "https://www.99acres.com/",
  "expectedPrice": "5000000",
  "expectedRate": "13513.51",
  "builtUpExpectedRate": "12285.01",
  "image": "cases/65aa151c9c967c12c91e1233/
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"squareMeter": "34.37",
"id": "301914"
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{
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  "area": "325",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "6",
  "source": "https://www.99acres.com/",
  "expectedPrice": "4200000",
  "expectedRate": "12923.08",
  "builtUpExpectedRate": "11748.25",
  "image": "cases/65aa151c9c967c12c91e1233/
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  "squareMeter": "30.19",
  "id": "454927"
}
],
"externalImages": [
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externalImg_1707198346701_Electricity_Bill_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65c1c78b6635d840ef5ebd50",
    "name": "externalImg_1707198346703_Electricity_Bill_2.jpeg",
    "path": "cases/65aa151c9c967c12c91e1233/
externalImg_1707198346703_Electricity_Bill_2.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externallmg_1707198346708_Site_Details.jpeg",
    "path": "cases/65aa151c9c967c12c91e1233/
externallmg_1707198346708_Site_Details.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "path": "cases/65aa151c9c967c12c91e1233/
externallmg_1707198346711_Sketch__Diamention.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65c1c79b6635d840ef5ebdc3",
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    "path": "cases/65aa151c9c967c12c91e1233/
externallmg_1707198363439_WhatsApp_Image_20240206_at_72558_AM.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
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    "path": "cases/65aa151c9c967c12c91e1233/
externallmg_1707198363443_WhatsApp_Image_20240206_at_72612_AM.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/65aa151c9c967c12c91e1233/
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    "orientation": "landscape"
  },
  {
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    "name":
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    "path": "cases/65aa151c9c967c12c91e1233/
externallmg_1707198363451_WhatsApp_Image_20240206_at_72620_AM.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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  {
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  "size": "12836751",
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  "size": "92915",
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        "firstName": "Shobha",
        "lastName": "Kuperkar",
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      },
      "workType": "RATE_VERIFY",
      "display": true,
      "status": true,
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      "note": "Rate verification done - 45 Lakh approx.",
      "taskId": "65aa151c9c967c12c91e124d",
      "createdAt": "2024-01-19T06:54:28.270Z"
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  "updatedAt": "2024-02-06T07:37:33.829Z",
  "__v": 0,
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  "updatedBy": "60f915d3f3dd69653a592199",
  "reason": "Site Visit Schedule",
  "assignmentType": {
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    "label": "Retail"
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  "fullAddress": "Residential Flat No. 503, 5th Floor, Building No L-20, Swapnapurti
Housing Scheme, Sector 36, Type - LIG, Village - Kharghar, Navi Mumbai, Taluka -
Panvel, District - Raigad, PIN - 410 210, State - Maharashtra, India",
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"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Ganesh Sahdev Parab",
"email": "",
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"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9892860532",
"buildingServicesRate": "2700.00",
"finalAreaType": "Carpet Area",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 370.00",
"flatRate": "13300",
"landOtherRate": "10600",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "358.87",
"extendOfSiteRemark": "<br />\nAll the above areas are within +/- 03% of the
Agreement for Sale Area. The above calculations and detail measurements taken by us
prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is
based on the Agreement for Sale area.",
"finalBuiltupArea": "394.76",
"finalCarpetArea": "358.87",
"finalSalableArea": "394.76",
"otherCarpetTotal": "0.00",
"salablePercentage": "0",
"siteMeasurementRemark": "",
"toBeAdded": "",
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + Toilet +
Bathroom",
"reportGeneratedDate": "Tue Feb 06 2024 11:08:11 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-02-05",
"landDetails": {
  "holdType": {
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"value": "Free_Hold"
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"leaseDetails": {
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  "leasePremium": "",
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  "leaseDate": ""
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},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
<b>Composition :</b>			
Living Room	9'11"	12'2"	120.65
Kitchen	6'7"	11'7"	76.26
Passage	4'2"	3'6"	14.58
Toilet	3'11"	4'8"	18.28
Bathroom	3'11"	4'9"	18.60
Bedroom	9'9"	11'4"	110.50
<b>Other Composition :</b>			