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{
  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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    },
    "type": "CREDITOFFICER",
    "_id": "659e41f902c44c777bae2b5d",
    "firstName": "Kuldeep",
    "lastName": "SSI",
    "mobileNo": "",
    "workMobileNo": "8709990474",
    "email": "3cord.21117@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "3500000",
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    "expectedFees": 1750,
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"organization": {
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  "name": "Mumbai",
  "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",
  "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": "000220",
  "type": "BRANCH",
  "name": "RASMECCC Panvel",
  "email": "cord.21117@sbi.co.in",
  "mobileNo": "02227572748",
  "alternateMobileNo": "",
  "address": "Shop No 5,Ground Floor,Sharda Terrace, Plot No 65,Sector-11,CBD
Belapur, Navi Mumbai, Taluka & District - Thane, 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": {
  "label": "Residential",
  "value": "Residential"
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  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
},
"siteEngineer": {
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  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
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  "role": "MAKER",
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"checker": null,
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
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  "fatherName": "Baburao"
}
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"clientType": {
  "value": "BANK",
  "label": "BANK"
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  "longitude": "73.01606735855262"
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  "coordinates": [
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    19.060228147515243
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    "remark": ""
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  "rateMax": "16000",
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    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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  "label": "1 RK"
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  "finalMeasurementType": "Sq. Ft.",
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    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "value": "Thane ",
  "label": true
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  "value": "Navi Mumbai ",
  "label": false
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  "value": "",
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  "value": "",
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  "label": false
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  "label": true
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  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "label": false
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  "value": "PIN - 400 705",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "label": "R. C. C. Slab",
    "value": "rcc_Slab"
  },
  "flooring": {
    "label": "Vitrified Tile Flooring",
    "value": "VerifiedTileFlooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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  "fittings": {
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  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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  "value": "MiddleClass"
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"populationGroupList": {
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  "value": "Urban"
},
"townplanApprovedByList": {
  "label": "CIDCO",
  "value": "CIDCO"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Building no - B48",
  "west": "Internal Road ",
  "south": "St. Nirankari Marg",
  "east": "Building no - B49"
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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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    "west": "",
    "south": "",
    "east": ""
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  "asPerDocument": {
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    "east": ""
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    "title": "Boundaries of The Flat"
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  "extraDetailOfProperty": "",
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itself is an issuing authority.",
  "approvePlanVerified": "N.A",
  "empanelledOfApprovePlan": "N.A",
  "unauthorizedConstruction": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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  "depreciationPercentage": "28.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "712.5",
  "depreciatedCostOfConstruction": "14787.50",
  "depreciatedBuildingRate": "1787.5"
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"igrRate": {
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  "rate": "112200",
  "landRate": "49600",
  "igrImage": "cases/662a4766b40c9b2a56fda502/igr_1714377926246_Image.png",
  "squareMeterGuideLineRate": "106590.00",
  "squareFeetGuideLineRate": "9903.00"
},
"igrFinalRate": {
  "floorRatePercentage": "95",
  "depreciationPercentage": "81",
  "rate": "8897.00",
  "squareFeetGuideLineRate": "8897.00",
  "squareMeterGuideLineRate": "95762.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
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    "value": "Residential_Purpose"
  }
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  "value": "Tenant_Occupied"
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"assessmentNo": "Details not available ",
"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per CIDCO norms ",
"tenantName": "Mr. Pravin Patil<br />Occupied Since - Last 1 Year ",
"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "label": "No",
    "value": "No"
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  "carParking": "Open Car Parking Space ",
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    "value": "Completed"
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  "asthetikLook": {
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"value": "Plain_Looking",
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"dateOfConstruction": {
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  "fullDate": "1/1/2005"
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"planningArea": {
  "label": "Residential",
  "value": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "label": "Normal",
  "value": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"label": "Yes",
"value": "1"
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"appearanceOfTheBuilding": {
"label": "Normal",
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"maintenanceOfTheBuilding": {
"label": "Normal",
"value": "Normal"
},
"maintenancelssues": {
"value": "1",
"label": "Yes"
},
"visibleDamageInBuilding": {
"label": "No",
"value": "0"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"label": "Ground",
"value": "ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "41",
"ageOfBuilding": "19",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "3",
"flatFloorNo": "1",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
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},
"finalPlinthArea": {
  "area": "273.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/662a4766b40c9b2a56fda502/
routeMap_1714387086168_Image.png",
    "routeLat": "19.059454",
    "routeLng": "73.015542",
    "stationName": "Sanpada ",
    "routeDistance": "1.4 Km. "
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "8k8sgo",
      "name": "8k8sgo",
      "image": "cases/662a4766b40c9b2a56fda502/
routeMap_1714387010508_Image.png"
    }
  ]
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"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",

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"totalshowcasesRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "4037124.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4037124.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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"status": false
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"externalPlastering": {
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  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
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  "status": false
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"window": {
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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"isHideFloor": true,
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "status": true
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},
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      "orientation": "portrait"
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  "parkingImages": [],
  "societyNameBoardImage": [],
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      "orientation": "portrait"
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "21429.00"
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  "builtUpRateRange": {
    "min": "13554.00",
    "max": "17858.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "title": "Present value of the flat (incl. car parking, if provided)",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "FULL",
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"status": true,
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"invoices": [],
"paymentIds": [],
"_id": "662a4766b40c9b2a56fda502",
"ownerName": "Mr. Prasad Navnath Abhang & Mr. Navanath Hanumant Abhang ",
"ownerPhoneNo": "9970717128",
"appAddress": "flat no 6 first floor Bldg no 48 saptarshi chls plot no 21 sector no
10 sanpada",
"remark": "SSI Ajay Ambilpure",
"documents": [
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      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
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      "from": {
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  "Transferor": "Mrs. Anjali Mohan Kamble & Miss. Mayuri Mohan Kamble ",
  "to": {
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    "label": "Transferee"
  },
  "Transferee": "Mr. Prasad Navnath Abhang & Mr. Navanath Hanumant Abhang ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "2378 / 2024"
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/662a4766b40c9b2a56fda502/document_1714046816917_1714046615812_Prasad___N__Abhang_sbi_Rasmecc_panvel.pdf",
"fileName": "document_1714046816917_1714046615812_Prasad___N__Abhang_sbi_Rasmecc_panvel.pdf"
},
{
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    "label": "Possession Letter"
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  "inputs": {
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      "value": "CIDCO",
      "label": "CIDCO"
    }
  }
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/662a4766b40c9b2a56fda502/document_1714385680473_document_1714046816917_1714046615812_Prasad___N__Abhang_sbi_Rasmecc_panvel.pdf",
"id": "463890",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Apr 29 2024 15:44:41 GMT+0530 (India Standard Time)"
}
],
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"caseNumber": "008407",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Apr 25 2024 17:37:02 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Prasad Navnath Abhang & Mr. Navanath Hanumant Abhang ",
    "phone": "9970717128",
    "ownershipShare": "",
    "email": "",
    "id": "125983"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "662bc4d28fac276294a8efd7",
    "area": "200",
    "providedByName": "Prasad Navnath Abhang",
    "providedByContactNo": "9970717128"
  }
],
"composition": [
  {
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      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "1",
    "name": "Kitchen",
    "length": "6.92",
    "length1": "6",
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"length2": "11",
"width": "7.92",
"width1": "7",
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"finalArea": "54.76"
},
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  "measurementType": {
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    "value": "Square_Feet"
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  "length": "7.92",
  "length1": "7",
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  "width1": "13",
  "width2": "9",
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  "images": [],
  "extraAreas": [],
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    "value": "Square_Feet"
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  "length": "13.00",
  "length1": "13",
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  "width1": "1",
  "width2": "00",
  "totalArea": "13.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.00"
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  "value": "Square_Feet"
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"name": "WC",
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"length1": "16",
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"width2": "00",
"totalArea": "16.00",
"images": [],
"extraAreas": [],
"finalArea": "16.00"
},
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  "measurementType": {
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    "value": "Square_Feet"
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  "id": "4",
  "name": "Bathroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
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],
"otherComposition": [],
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    },
    "docMeasurementType": {
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    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Built_Up",
  "squareMeterArea": "25.36",
  "totalAreaDocument": "273",
  "docBultupPercentage": "",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "964246"
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"images": [],
"indicatorArr": [
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      "squareMeterArea": "32.52",
      "expectedRate": "21428.57",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "420.00",
      "squareMeterArea": "39.02",
      "expectedRate": "17857.14",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "property": "Residential Flat",
    "area": "350",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "",
    "source": "https://www.99acres.com/",
    "expectedPrice": "7500000",
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"expectedRate": "21428.57",
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"squareMeter": "32.52",
"id": "986137"
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{
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  "builtUpArea": {
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    "squareMeterArea": "50.17",
    "expectedRate": "15740.74",
    "percentage": "20"
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  "id": "755454"
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"area": "228",
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"expectedRate": "16228.07",
"percentage": ""
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"squareMeterArea": "25.36",
"expectedRate": "13553.11",
"percentage": ""
},
"saleableArea": {
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"squareMeterArea": "0.00",
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"percentage": ""
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"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "3700000",
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"builtUpExpectedRate": "3700000",
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"id": "899509"
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},

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externallmg_1714144985440_image.jpeg",
  "orientation": "portrait"
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  "path": "cases/662a4766b40c9b2a56fda502/
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  "path": "cases/662a4766b40c9b2a56fda502/
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  "orientation": "portrait"
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    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
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  {
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"externalDocuments": [],
"processingDocuments": [
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    "filename": "1714378009831_Calculation_Sheet_NEW.xlsx",
    "path": "cases/662a4766b40c9b2a56fda502/
processingDocuments/1714378009831_Calculation_Sheet_NEW.xlsx",
    "size": "2364133",
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],
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"audioRemarks": [],
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      "firstName": "Rashmi",
      "lastName": "Jadhav",
      "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "662c9e79bf72e37c96fa7528",
    "note": "Pending for OC",
    "taskId": "662a4a7566b9622a261452b1",
    "createdAt": "2024-04-27T06:43:05.465Z"
  }
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"createdAt": "2024-04-25T12:07:02.979Z",
"updatedAt": "2024-04-29T10:41:04.734Z",
"__v": 0,
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  "value": "Retail",
  "label": "Retail"
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"fullAddress": "Residential Flat No. 6, 1st Floor, Building No B-48, Saptarshi Co-Op.
Hsg. Soc. Ltd. , Plot No. 21, Sector - 10, Village - Sanpada, Taluka - Thane , District -
Thane , Navi Mumbai , PIN - 400 705, State - Maharashtra, Country - India",
"updatedBy": "62fe044a48a26047e6552796",
"addressForMap": "",
"caseReferredBy": "60b7189d2ffdf65bcd65882b",
"contactPersonName": "Mr. Pravin Patil ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant ",
"siteVisitContactNo": "9970717128",
"briefDescOfProperty": "Living Room + Kitchen + Passage + WC + Bathroom",
"carpetTotal": "188.61",
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"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
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"buildingServicesRate": "2500",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 273.00",
"flatRate": "15500",
"landOtherRate": "13000",
"shopDetails": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
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"builtupPercentage": "10",
"extendOfSiteRemark": "",
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"finalCarpetArea": "204.61",
"finalSalableArea": "247.58",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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    "leasePremium": "",
    "leaseRent": "",
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    "leaseFrom": "",
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"reportGeneratedDate": "Mon Apr 29 2024 15:26:12 GMT+0530 (India Standard Time)"
```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Kitchen	6'11"	7'11"	54.76
Living Room	7'11"	13'9"	108.85
Passage	13'00"	1'00"	13.00
WC	16'00"	1'00"	16.00
Bathroom	12'00"	1'00"	12.00
Other Composition :			