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{
  "typeOfReport": {
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    "RVDSValues": false,
    "proportionateValue": false
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  "purposeOfValuation": {
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  },
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b80a"
    },
    "firstName": "Nitin ",
    "type": "CREDITOFFICER",
    "_id": "6576c5389e3cbd4940a7af54",
    "lastName": "Padvi",
    "mobileNo": "",
    "workMobileNo": "9422539583",
    "email": "nitin.padvi@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "8200000",
    "discussWithPerson": "Nitin ",
    "expectedFees": 4100,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "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": "000088",
  "type": "BRANCH",
  "name": "RACPC- Chinchpokli ",
  "email": "sbi.17889@sbi.co.in",
  "mobileNo": "022-23707514",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, Mumbai South Voltas
House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State
- Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - CHINCHPOKALI",
  "fax": "022-23707512 / 13",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
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  "value": "Residential"
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"staff": {
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  "_id": "62727444afd7d55eddee092c",
  "role": "PICKUPPERSON",
  "firstName": "Shantilal",
  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
  "workWithDocumentMaker": "",
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},
"siteEngineer": {
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  "_id": "62550ed0aba01e0af98f2f75",
  "role": "SITEENGINEER",
  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
  "shortName": "CH",
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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\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "role": "FRONTDESK",
  "firstName": "Bhavika",
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"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
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"designation": "Site Engineer",
"shortName": "BH",
"workWithDocumentMaker": "",
"profilePhoto": "users/62691c48afd7d55eddecfda3/
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
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  "shortName": "VS",
  "workWithDocumentMaker": "1",
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  "designation": ""
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      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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  }
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        "value": "Chartered_Engineer",
        "label": "Chartered Engineer"
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      "number": "AM161706-3"
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  "workWithDocumentMaker": "",
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  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": " 72.82705249369702"
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  "type": "Point",
  "coordinates": [
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72.82705249369702,
18.986763764641445
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  ],
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      "dateTime": "2024-11-11",
      "remark": "MANUAL_IN_TASK"
    }
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
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    "value": "Maharashtra",
    "label": true
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  "value": "Mumbai",
  "label": true
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  "label": true
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  "label": true
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  "key": "buildingName",
  "value": "Siddhivinayak Darshan",
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  "value": "",
  "label": true
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  "key": "street1",
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  "label": false
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"landmark": {
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  "value": "",
  "label": false
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"wing": {
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"projectName": {
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  "value": "Adarsh Nagr Ekta - Samta - Janta Co-Op. Hsg. Soc. Ltd.",
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  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "key": "CTSNo",
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  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "municipalityWardNo",
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  "label": true
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  "key": "khataNo",
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  "label": false
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "name": "Gut No.",
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"key": "GUTNo",
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering"
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}
},
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  },
  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Slum Rehabilitation Authority"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Jivraj Ramji Boricha Marg",
    "west": "Pooja Apartment",
    "south": "Laxmipuja Apartment",
    "east": "Internal Road"
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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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      "north": "Passage",
      "east": "Staircase",
      "south": "Building Marginal Space",
      "west": "Flat No. 506"
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    "asPerDocument": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
    }
  },
}
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"isDisplay": false,
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    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is available it may be
assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "739.5",
  "depreciatedCostOfConstruction": "28960.50",
  "depreciatedBuildingRate": "2160.5"
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"igrRate": {
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"landRate": "194470",
"igrImage": "cases/672ef4f5661d798c171aef50/igr_1731566360849_Image.png",
"squareMeterGuideLineRate": "481961.00",
"squareFeetGuideLineRate": "44776.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "83",
  "rate": "40235.00",
  "squareFeetGuideLineRate": "40235.00",
  "squareMeterGuideLineRate": "433088.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Middle_Class",
    "label": "Middle Class"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "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 SRA norms",
  "tenantName": "",
  "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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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"partitions": {
"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Open Parking",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2007",
"fullDate": "1/1/2007"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "Good",
"label": "Good"
},
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
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"label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "43",
"ageOfBuilding": "17",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "5",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "270.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/672ef4f5661d798c171aef50/
routeMap_1731501465998_Image.png",
    "routeLat": "18.985917",
    "routeLng": "72.827300",
    "stationName": "Mahalaxmi",
    "routeDistance": "900 Mts.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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"type": "Point"
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"showLocation": {
  "latlng": false,
  "finallatlng": false
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"locationMapImg": [
  {
    "id": "lwy3ae",
    "name": "lwy3ae",
    "image": "cases/672ef4f5661d798c171aef50/
routeMap_1731501396316_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
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    "status": true
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  "status": false
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  "societyNameBoardImage": [],
  "compositionImages": [
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
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    "name": "Living Room",
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externallmg_1731394610524_WhatsApp_Image_20241111_at_23139_PM_1.jpeg",
    "orientation": "portrait"
  },
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  "orientation": "portrait"
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    "max": "32223.00"
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  "builtUpRateRange": {
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    "max": "26852.00"
  },
  "saleableRateRange": {
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  "isEditable": true
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  "ratePerUnit": "0.00",
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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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type": "CASE",
leadType": {
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"value": "LEAD"
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isExternalReport": false,
isSiteMeasurementAllowed": true,
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"SME/TCC/38/IBBI/3"
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"ownerName": "Smt. Rajashree Nandkumar Paradeshi & Mr. Nandkumar Namdeo
Paradeshi",
"ownerPhoneNo": "8879904892",
"appAddress": "505 D wing \nshidhi vinayak darshan \nLover Parel",
"remark": "Jacob branch ",
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    "value": "60ae1254aa6d152c1801b326"
  },
  "inputs": {
    "documentDate": "15/03/2004",
    "from": {
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      "label": "Seller"
    },
    "Seller": "M/s. Darshan Construction",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Smt. Rajashree Nandkumar Paradeshi & Mr. Nandkumar Namdeo
Paradeshi",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "1603/2004"
  },
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  "displayStatus": true,
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  "fileName": "document_1731130409302_1731130405665_documents_3.pdf"
},

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{
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  "inputs": {
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      "label": "Seller"
    },
    "Seller": "M/s. Darshan Construction",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Smt. Rajashree Nandkumar Paradeshi & Mr. Nandkumar Namdeo
Paradeshi "
  },
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  "id": "901062",
  "path": "cases/672ef4f5661d798c171aef50/
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  "fileName": "document_1731130557935_1731130522753_documents_3_1.pdf"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / Eng / 1019 / GS / ML / AP "
  },
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"createdAt": "Wed Nov 13 2024 12:21:34 GMT+0000 (Coordinated Universal Time)"
}
],
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"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
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  "id": "864929",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Sat Nov 09 2024 05:36:53 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
  "name": "Smt. Rajashree Nandkumar Paradeshi & Mr. Nandkumar Namdeo
Paradeshi",
  "phone": "8879904892",
  "ownershipShare": "",
  "email": "",
  "id": "493732"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "820533",
  "name": "Living Room",
  "length": "11.83",
  "length1": "11",
  "length2": "10",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "91.71",
  "images": [],
  "extraAreas": [],
  "finalArea": "91.71"
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  "length": "13.50",
  "length1": "13",
  "length2": "6",
  "width": "6.58",
  "width1": "6",
  "width2": "7",
  "totalArea": "88.87",
  "images": [],
  "extraAreas": [],
  "finalArea": "88.87"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "2",
  "name": "Kitchen",
  "length": "7.50",
  "length1": "7",
  "length2": "6",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "35.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "35.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bathroom",
  "length": "3.58",
  "length1": "3",
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"width2": "4",
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"finalArea": "11.94"
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    "label": "Square Feet"
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  "id": "4",
  "name": "WC",
  "length": "3.33",
  "length1": "3",
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  "width": "2.67",
  "width1": "2",
  "width2": "8",
  "totalArea": "8.89",
  "images": [],
  "extraAreas": [],
  "finalArea": "8.89"
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],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "702646",
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    "totalAreaDocument": "225",
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    "docFinalBuiltUp": "270.00",
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"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
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"area": "225.00",
"squareMeterArea": "20.90",
"expectedRate": "30222.22",
"percentage": ""
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"builtUpArea": {
"area": "270.00",
"squareMeterArea": "25.08",
"expectedRate": "25185.19",
"percentage": "20"
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"saleableArea": {
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"expectedRate": "0.00",
"percentage": ""
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"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "6800000",
"expectedRate": "30222.22",
"builtUpExpectedRate": "25185.19",
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"id": "495378"
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  "squareMeterArea": "25.08",
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  "squareMeterArea": "30.10",
  "expectedRate": "26851.85",
  "percentage": "20"
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  "expectedRate": "0.00",
  "percentage": ""
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"squareMeter": "25.08",
"id": "312092"
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    "percentage": ""
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    "squareMeterArea": "25.08",
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    "percentage": ""
  },
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  "area": "225",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "6500000",
  "expectedRate": "28888.89",
  "builtUpExpectedRate": "24074.07",
  "image": "cases/672ef4f5661d798c171aef50/
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  "squareMeter": "20.90",
  "id": "556108"
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{
  "carpetArea": {
    "area": "370.00",
    "squareMeterArea": "34.37",
    "expectedRate": "28378.38",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "41.25",
    "expectedRate": "23648.65",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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}
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"printlnReport": true,
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  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "10500000.00",
  "expectedRate": "28378.38",
  "builtUpExpectedRate": "10500000.00",
  "image": "cases/672ef4f5661d798c171aef50/
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  "squareMeter": "41.25",
  "id": "923144"
}
],
"externalImages": [
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    "status": false,
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Adarsh Nagr Ekta - Samta - Janta Co-Op. Hsg. Soc. Ltd., J.R. Boricha Marg, Satrasta,
Village - Lower Parel, Municipality Ward No. G/South, District - Mumbai, Lower Parel,
PIN - 400 011, State - Maharashtra, India",
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"email": "",
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"ownershipShare": "",
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"relationWithOwner": "self",
"rerald": "",
"siteVisitContactNo": "8879904892",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + WC",
"carpetTotal": "236.41",
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"landOtherRate": "26800",
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"otherCompositionSaleableTotal": "0.00"
}

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Name	Length	Width	Total
Composition :			
Living Room	11'10"	7'9"	91.71
Bedroom	13'6"	6'7"	88.87
Kitchen	7'6"	4'8"	35.00
Bathroom	3'7"	3'4"	11.94
WC	3'4"	2'8"	8.89

Other
Composition :
