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{
  "typeOfReport": {
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    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
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  "purposeOfValuation": {
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    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002"
  },
  "masterTypeOfPurpose": {
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  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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      "_id": "63ae6f26191f7b344b004411"
    },
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141aab",
    "email": "arwmmzo@centralbank.co.in",
    "firstName": "Piyush ",
    "mobileNo": "9689975791",
    "workMobileNo": "9689975791",
    "lastName": "Ganvir"
  },
  "fees": {
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"expectedFees": 4250,
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"organization": {
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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": {
  "_id": "5fc6a0d8da3c631ed41d17fa",
  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "63ae6f26191f7b344b004411",
  "name": "SAM Branch Fort ",
  "branchCode": "",
  "mobileNo": "022 – 22021500",
  "alternateMobileNo": "",
  "email": "agmifb3873@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "SAMB, South Mumbai Regional Office, 346, Standard Building,3rd Floor
Dr. D. N. Road, Fort, Mumbai - 400 023, State - Maharashtra, Country - India"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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  "pickupPerson": {
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    "role": "PICKUPPERSON",
    "firstName": "Shantilal",
    "email": "shantilal@vastukala.org",
    "lastName": "Patel",
    "mobileNo": "9969039853",
    "shortName": "SHP",
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  },
  "siteEngineer": {
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    "_id": "62550ed0aba01e0af98f2f75",
    "role": "SITEENGINEER",
    "firstName": "Chandan",
    "email": "chandan@vastukala.org",
    "lastName": "Singh",
    "mobileNo": "8454863607",
    "designation": "",
    "shortName": "CH",
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    "_id": "60f915d3f3dd69653a592199",
    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Shobha",
    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
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    "shortName": "JA",
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  "checker": "",
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        {
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          "label": "Wealth Tax"
        }
      ],
      "type": "EMPLOYEE",
      "_id": "6084131a13f01f158c6ea1f3",
      "PANNo": "AEAPC7114Q",
      "role": "VALUER",
      "firstName": "Sharadkumar",
      "fatherName": "Baburao",
      "email": "cmd@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9422171100",
      "designation": "CMD",
      "registrationNo": [
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            "value": "Wealth_Tax",
            "label": "Wealth Tax"
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          "number": "[N]C.C.I.T/I -14/52/2008-09"
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"geo": {
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  "visitedDate": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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  "key": "village",
  "value": "",
  "label": true
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  "key": "floorNo",
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  "label": false
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"city": {
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  "key": "taluka",
  "value": "Bhuleshwar",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "B",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "label": true
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  "value": "",
  "label": true
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  "key": "hissaNo",
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  "value": "",
  "label": true
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  "value": "1",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "Marine Lines (East)",
  "label": false
}
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
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    "label": "Vitrified Tile Flooring"
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    "finishing": {
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      "label": "Cement Plastering"
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  },
  "general": {
    "ownership": {
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      "label": "Sole Ownership"
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      "label": "Upper Class"
    },
    "populationGroupList": {
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      "label": "Urban"
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    "townplanApprovedByList": {
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      "label": "Municipal Corporation of Greater Mumbai (MCGM)"
    },
    "whetherCoveredUnderAnyState": {
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      "label": "No"
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      "west": "Road",
      "south": "Road",
      "east": "Road"
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      "west": "Details not available",
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    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not
verified.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "N.A."
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "81",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "2430",
  "depreciatedCostOfConstruction": "29070.00",
  "depreciatedBuildingRate": "570"
},
"igrRate": {
  "propertyName": "Bhuleshwar",
  "rate": "168250",
  "landRate": "82060",
  "igrImage": "cases/651f9849a3807b6a5438f4f5/igr_1697694777848_Image.png",
  "squareMeterGuideLineRate": "168250.00",
  "squareFeetGuideLineRate": "15631.00"
},
"igrFinalRate": {
  "rate": "11307.00",
  "squareMeterGuideLineRate": "121707.00",
  "squareFeetGuideLineRate": "11307.00",
  "depreciationPercentage": "46"
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"outgoingDetail": {
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    "label": "I Class"
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  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "44,000",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
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  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Vacant flat without maintenance"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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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": "Completed"
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  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "1969",
  "fullDate": "1/1/1969"
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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  "label": "Information Not Available"
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"structuralSafety": {
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  "label": "Information Not Available"
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},
"protAgainstNatDis": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
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"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
"estimatedAge": "6",
"ageOfBuilding": "54",
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"noOfFloors": "5",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "7"
},
"finalPlinthArea": {
  "areaType": "Built Up",
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/651f9849a3807b6a5438f4f5/
routeMap_1696681139057_Image.png",
    "routeLat": "18.952306",
    "routeLng": "72.827439",
    "stationName": "Marine Lines",
    "routeDistance": "1.9km"
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "xcwne",
      "name": "xcwne",
      "image": "cases/651f9849a3807b6a5438f4f5/
routeMap_1696680968968_Image.png"
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}
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"valuation": {
  "wardrobesRate": "0",
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  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
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  "distressValuePercentage": "70",
  "realizableValuePercentage": "85",
  "bookValue": "0",
  "finalValue": "17674560.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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    "label": "RCC Footing/Foundation",
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  "isHideFloor": false,
  "status": false
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
  "label": "Internal Brick Work",
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  "percentage": "0.00",
  "isHideFloor": false,
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  "status": false
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"liftInstallation": {
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  "status": false
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "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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"status": true,
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"ownerName": "Suchit C Patel",
"ownerPhoneNo": "9702362219",
"appAddress": "Flat no 1 \n4 th floor B wing Jhai Hind\nBhuleshwar\nMumbai 400
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    },
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  "path": "cases/651f9849a3807b6a5438f4f5/
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  "uploadedBy": "6006d4ce5080a310ac1fdcf2",
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  "isHardCopy": false,
  "displayStatus": false,
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  "uploadedBy": "62691c48afd7d55eddecfda3",
  "createdAt": "Thu Oct 19 2023 17:11:32 GMT+0530 (India Standard Time)"
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  },
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" id": "885714",
" title": "Create Lead",
" description": "Create Lead",
" datetime": "Fri Oct 06 2023 10:46:56 GMT+0530 (India Standard Time)"
}
],
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{
" name": "Suchit Chandrakant Patel",
" phone": "9702362219",
" ownershipShare": "",
" email": "",
" id": "987632"
}
],
"proposePurchasers": [],
"siteInspection": [],
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" value": "Square_Feet",
" label": "Square Feet"
}
},
" id": "342910",
" name": "Living Room",
" length": "15.67",
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" length2": "8",
" width": "3.83",
" width1": "3",
" width2": "10",
" totalArea": "60.05",
" images": [],
" extraAreas": [
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" measurementType": {
" value": "Square_Feet",
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    "label": "Square Feet"
  },
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  "name": "Living Room",
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  "length": "11.25",
  "length1": "11",
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  "width1": "4",
  "width2": "4",
  "totalArea": "48.75"
}
],
"finalArea": "108.8"
},
{
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "19.83",
  "length1": "19",
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  "width": "11.17",
  "width1": "11",
  "width2": "2",
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  "images": [],
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  "finalArea": "221.47"
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  "name": "Kitchen",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "8.42",
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"width2": "5",
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"images": [],
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  "length": "7.00",
  "length1": "7",
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  "width2": "8",
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  "images": [],
  "extraAreas": [],
  "finalArea": "25.67"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "4",
  "name": "Bedroom",
  "length": "18.58",
  "length1": "18",
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  "width2": "00",
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  "images": [],
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```

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    "length": "5.00",
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    "squareMeterArea": "56.49",
    "totalAreaDocument": "608",
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    "docFinalBUILTUPSquareMeter": "62.13",
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    "docFinalSaleableSquareMeter": "0.00",
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  }
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    "area": "333",
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"expectedRate": "31531.53",
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Marine Lines (East), Taluka - Bhuleshwar, District - Mumbai, PIN - 400 002, State - Maharashtra, India",

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Composition :			
Living Room	15'8"	3'10"	60.05
Bedroom	19'10"	11'2"	221.47
Kitchen	10'5"	8'5"	87.67
Toilet	7'00"	3'8"	25.67

Bedroom	18'7"	9'00"	167.25
Toilet	5'0"	7'2"	35.83
Other Composition :			