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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "62789cf4b0d7f32a7ac19e1c",
    "firstName": "Naman Agarwal",
    "lastName": "Agarwal",
    "mobileNo": "",
    "email": "naman.agarwal@sbi.co.in",
    "workMobileNo": "9160388615"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "00",
    "discussWithPerson": "Naman Agarwal",
    "expectedFees": null,
    "quotedAmount": "2500"
  },
  "organization": {
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"_id": "643a5702108b68389ed72f71",
"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": {
  "_id": "6273b00bafd7d55eddee5f69",
  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate no 1 Horniman Circle Mumbai
samachar marg Fort."
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "value": "Residential",
  "label": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
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    "type": "EMPLOYEE",
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"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
"lastName": "Joshi",
"mobileNo": "9167204063",
"shortName": "SJ",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af3d172ffdf65bcd6585cd\
\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "6104f65764b190712161e4f2",
"role": "SITEENGINEER",
"firstName": "Hitesh ",
"email": "hitsahu.123@gmail.com",
"lastName": "Sahu",
"mobileNo": "8080866497",
"designation": "",
"shortName": "HS",
"workWithDocumentMaker": ""
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"rateVerifier": {
"type": "EMPLOYEE",
"_id": "5fc78e26625ecd20ec1f88e9",
"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": "MAKER",
"firstName": "Shamal",
"email": "shamal@vastukala.org",
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"mobileNo": "9821740317",
"designation": "",
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    "lastName": "Sarmalkar",
    "shortName": "VS",
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    "designation": "",
    "mobileNo": "9004437379",
    "role": "MAKER+CHECKER",
    "type": "EMPLOYEE",
    "workWithDocumentMaker": "1"
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          "value": "IBBI/RV/07/2018/10366",
          "label": "Registered Valuer"
        }
      ],
      "type": "EMPLOYEE",
      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
      "designation": "Registered Valuer",
      "registrationNo": [
        {
          "title": {
            "label": "IBBI"
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          "_id": "60af80072ffdf65bcd658651",
          "number": "IBBI/RV/07/2018/10366"
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          "label": "FIIV"
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    }
  ]

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    },
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    "number": "CAT-I-F-1763"
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      "label": "Chartered Engineer"
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    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
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  {
    "title": {
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      "label": "Registered Valuer"
    },
    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
  }
],
"shortName": "MBC",
"workWithDocumentMaker": "",
"profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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],
"clientType": {
  "label": "BANK",
  "value": "BANK"
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"location": {
  "latitude": "19.01501951787637",
  "longitude": "72.86276659092778"
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"siteVisit": {
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"schedule": [
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    "dateTime": "2023-11-16T08:00:00.000Z",
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    "remark": ""
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    "remark": ""
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    "remark": ""
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  {
    "dateTime": "2023-11-16T08:00:00.000Z",
    "remark": ""
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"visitedDate": [
  {
    "status": "COMPLETED",
    "dateTime": "2023-11-17",
    "remark": "MANUAL_IN_TASK"
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]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "1BHK",
  "label": "1 BHK"
},
"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
    "status": true,
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"country": {
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  "value": "India",
  "label": false
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"village": {
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  "name": "Village",
  "key": "village",
  "value": "",
  "label": true
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  "label": false
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  "value": "3",
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  "key": "district",
  "value": "Mumbai City",
  "label": true
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  "value": "Wadala (East), Mumbai",
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  "name": "Plot No.",
  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
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  "key": "buildingName",
  "value": "MHADA Housing Scheme Code No. 413 - Antop Hill Wadala",
  "label": false
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  "name": "Sector",
  "key": "selectArea",
  "value": "",
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  "name": "Street 1",
  "key": "street1",
  "value": "Ravji Ganatra Marg",
  "label": false
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"street2": {
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"key": "street2",
"value": "Noora Bazar, Near CGS Colony",
"label": false
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"landmark": {
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  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "D",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
},
"selectNo": {
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  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "1204",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "F/North",
  "label": true
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"khataNo": {
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  "value": "",
  "label": false
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  "name": "SRO",
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"value": "",
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  "key": "policeStation",
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  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 400 037",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "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"
  },
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
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    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
  },
  "finishing": {
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    "label": "Cement Plastering"
  }
},
"general": {
  "ownership": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Open Plot & Anibesent Road",
    "west": "Open Plot & Slum Area",
    "south": "Slum Area",
    "east": "Ravji Ganatra Marg"
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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": {
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    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
    "north": "Details not available",
    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "103570",
  "landRate": "47210",
  "igrImage": "cases/6555c8725586e00815878486/igr_1700307389667_Image.png",
  "squareMeterGuideLineRate": "113927.00",
  "squareFeetGuideLineRate": "10584.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0.00",
  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "113927.00",
  "squareFeetGuideLineRate": "10584.00"
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"outgoingDetail": {
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"areaStatusList": {
  "value": "Medium",
  "label": "Medium"
},
"propertyTypeOfUseList": {
  "value": "Residential_Purpose",
  "label": "Residential Purpose"
},
"propertyOccupiedByList": {
  "value": "Vacant",
  "label": "Vacant"
},
"monthlyRent": "9,000",
"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 MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonry"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
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"label": "Yes"
},
"carParking": "Stilt + Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2022",
  "fullDate": "1/1/2022"
},
"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"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceIssues": {
"value": "Information_not_available",
"label": "Information not available"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
},
"systemOfAirConditioning": {
"value": "Information_not_available",
"label": "Information not available"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "Approx.",
"label": "Approx."
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "1",
"totalLifeBuilding": "60",
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"estimatedAge": "59",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "24",
"flatFloorNo": "12",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "333.30",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Monorail",
      "label": "Monorail"
    },
    "routeMapImg": "cases/6555c8725586e00815878486/
routeMap_1700307565806_Image.png",
    "routeLat": "19.025444",
    "routeLng": "72.862528",
    "stationName": "Antop Hill",
    "routeDistance": "900 Mtr."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "6pdgvq",
      "name": "6pdgvq",
      "image": "cases/6555c8725586e00815878486/
routeMap_1700307437818_Image.png"
    }
  ]
}
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},
"valuation": {
  "wardrobesRate": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "4242000.00",
  "finalValue": "4242000.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValueDocument": null,
  "purchaseValueDocument": null,
  "bookValue": "0"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Nov 18 2023 17:48:41 GMT+0530 (India Standard Time)",
  "number": "2303535",
  "dayCount": "23",
  "monthCount": "231",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
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"rateVerify": {
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"compositionImages": [
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    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "name": "Living Room",
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    "orientation": "portrait"
  }
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  "builtUpRateRange": {
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    "status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"title": "Potential value, if any",
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"isEditable": true
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"status": true,
"isEditable": false
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"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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siteVisitType": "FULL",
isSiteMeasurementAllowed": true,
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"paymentId": [],
"audioRemarks": [],
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"ownerName": "Mr. Abhishek Ramniwas Yadav",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 1204,12floor,D-wing,Building No 3,MHAD Shivji Ganatra
Marg,Noora Bazar,Near CGS Colony, Antop Hill Wadala ",
"remark": "",
"documents": [
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      "value": "60ae124caa6d152c1801b302",
      "label": "Provisional Offer Letter"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Maharashtra Housing And Area Development Authority"
      },
      "remark": "in the name of Abhishekh Ramniwas Yadav"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "fileName": "document_1700120676468_62709.pdf"
  }
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"caseNumber": "005031",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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    "id": "207420",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 16 2023 13:14:50 GMT+0530 (India Standard Time)"
  }
],
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"owners": [
  {
    "name": "Mr. Abhishek Ramniwas Yadav",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "351292"
  }
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"proposePurchasers": [],
"siteInspection": [],
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    "extraAreas": [],
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      "label": "Square Feet"
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    "name": "Bedroom",
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    "length2": "10",
    "width": "9.83",
    "width1": "9",
    "width2": "10",
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"finalArea": "86.86"
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  "length2": "3",
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  "width1": "8",
  "width2": "3",
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  "name": "Passage",
  "length": "3.33",
  "length1": "3",
  "length2": "4",
  "width": "4.08",
  "width1": "4",
  "width2": "1",
  "totalArea": "13.61",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.61"
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"otherComposition": [],
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      "label": "Provisional Offer Letter"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
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    "totalAreaDocument": "303",
    "squareMeterArea": "28.15",
    "docFinalBuiltUp": "333.3",
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"docFinalSaleableSquareMeter": "0"
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "4000000",
  "expectedRate": "13201.32",
  "builtUpExpectedRate": "11001.10",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "7500000",
  "expectedRate": "25000.00",
  "builtUpExpectedRate": "20833.33",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "7000000",
  "expectedRate": "21212.12",
  "builtUpExpectedRate": "17676.77",
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  "property": "Flat",
  "area": "310",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "6500000",
  "expectedRate": "20967.74",
  "builtUpExpectedRate": "17473.12",
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externallmg_1700287364115_WhatsApp_Image_20231118_at_91348_AM.jpeg",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/6555c8725586e00815878486/
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    "orientation": "portrait"
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    "orientation": "portrait"
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Housing Scheme Code No. 413 - Antop Hill Wadala, Ravji Ganatra Marg, Noora Bazar,
Near CGS Colony, Municipality Ward No. F/North, District - Mumbai City, Wadala
(East), Mumbai, PIN - 400 037, State - Maharashtra, India",
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Passage",
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Name	Length	Width	Total
Composition :			
Living Room	9'7"	11'5"	109.41
Bedroom	8'10"	9'10"	86.86
Kitchen	6'3"	8'3"	51.56
WC	4'4"	2'9"	11.92
Bathroom	4'11"	4'10"	23.76
Passage	3'4"	4'1"	13.61

Other  
Composition :

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