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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
  },
  "purposeOfValuation": {
    "value": "Housing_Loan",
    "label": "Housing Loan"
  },
  "masterTypeOfPurpose": {
    "value": "Non_SARFAESI",
    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": "",
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
  },
  "organization": {
    "_id": "6418456a96b58848585f8cb2",
    "name": "Thane",
    "email": "thane@vastukala.com",
    "phone": "1234567890",
    "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
    "city": "Thane",
    "shortName": "VCIPL/Thane"
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  "client": {
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"_id": "65d6d6a9cf7ad63a0afa52a7",
"type": "PRIVATE_CLIENT",
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Limited",
"displayName": "Maharashtra State Corporation Cotton Grains Marketing Federation
Limited",
"initial": "M"
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"branch": "",
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"value": "Land_&_Building_/_Immovable_Property",
"label": "Land & Building / Immovable Property"
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"propertyType": {
"label": "Residential",
"value": "Residential"
},
"zone": "",
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"pickupPerson": {
"type": "EMPLOYEE",
"_id": "627222afafd7d55eddedd82",
"role": "FRONTDESK",
"firstName": "Pratibha",
"email": "shilvanta_pratibha@yahoo.co.in",
"lastName": "Shilvantha",
"mobileNo": "9821518537",
"shortName": "PS",
"workWithDocumentMaker": "60f915d3f3dd69653a592199",
"profilePhoto": "users/627222afafd7d55eddedd82/
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},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "62720e52afd7d55eddedc887",
"role": "PICKUPPERSON",
"firstName": "Harshad",
"email": "harshad@vastukala.org",
"lastName": "Panchal",
"mobileNo": "9029575553",
"designation": "",
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"workWithDocumentMaker": ""
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"rateVerifier": {
"type": "EMPLOYEE",
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"_id": "62720b21afd7d55eddedc545",
"role": "MAKER+CHECKER",
"firstName": "Avinash",
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"lastName": "Pandey",
"mobileNo": "9021605621",
"designation": "",
"shortName": "AV",
"workWithDocumentMaker": ""
},
"maker": {
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  "role": "MAKER+CHECKER",
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  "email": "avinash.pandey@vastukala.org",
  "lastName": "Pandey",
  "mobileNo": "9021605621",
  "designation": "",
  "shortName": "AV",
  "workWithDocumentMaker": ""
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"checker": {
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  "lastName": "Pandey",
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  "email": "avinash.pandey@vastukala.org",
  "designation": "",
  "mobileNo": "9021605621",
  "role": "MAKER+CHECKER",
  "type": "EMPLOYEE",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "role": "VALUER",
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"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
  {
    "title": {
      "label": "IBBI"
    },
    "_id": "60af80072ffdf65bcd658651",
    "number": "IBBI/RV/07/2018/10366"
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  {
    "title": {
      "value": "FIIV",
      "label": "FIIV"
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    "_id": "60af80072ffdf65bcd658652",
    "number": "CAT-I-F-1763"
  },
  {
    "title": {
      "value": "Chartered_Engineer",
      "label": "Chartered Engineer"
    },
    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
  },
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      "value": "Registered_Valuer",
      "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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  "longitude": "72.86173261564565"
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"geo": {
  "type": "Point",
  "coordinates": [
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    19.032468793515978
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"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-02-02",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false,
  "area": "617.00",
  "rate": "27155.00",
  "yearOfConstruction": "1983",
  "compositionOfBuilding": "Stilt + 14 Upper Floors"
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"address": {
  "state": {
    "status": true,
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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"country": {
  "status": true,
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  "value": "India",
  "label": false
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  "key": "village",
  "value": "",
  "label": true
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  "key": "floorNo",
  "value": "3rd",
  "label": false
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  "key": "buildingNo",
  "value": "B-2",
  "label": true
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  "label": true
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  "name": "City",
  "key": "city",
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"key": "tahasilNo",
"value": "",
"label": true
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"taluka": {
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  "label": true
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"plotNo": {
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  "name": "Plot No.",
  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
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  "name": "Building Name",
  "key": "buildingName",
  "value": "Karma Kshetra Building",
  "label": false
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"selectArea": {
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
  "value": "Flank Road",
  "label": false
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"street2": {
  "status": false,
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  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
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  "label": false
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"wing": {
  "status": false,
  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
  "status": false,
  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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"oldSurveyNumber": {
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
},
"newSurveyNumber": {
  "status": false,
  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "status": false,
  "name": "Hissa No.",
  "key": "hisNo",
  "value": "",
  "label": true
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"CTSNo": {
  "status": true,
  "name": "CTS No.",
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"value": "89",
"label": true
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"blockNo": {
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
},
"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "35",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
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  "label": true
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  "value": "",
  "label": false
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"policeStation": {
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"status": false,
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"key": "policeStation",
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"label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "400 037",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"general": {
  "unitBoundaries": {
    "isDisplay": false
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "61.5",
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  "buildingServicesDepreciatedRate": "1845",
  "depreciatedCostOfConstruction": "27155.00",
  "depreciatedBuildingRate": "1155"
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  "rate": "103570",
  "landRate": "47210",
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"igrImage": "cases/65d6e8d5cf7ad63a0afaaa9e/igr_1708683055712_Image.png",
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"squareFeetGuideLineRate": "9622.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "59",
  "rate": "7475.00",
  "squareFeetGuideLineRate": "7475.00",
  "squareMeterGuideLineRate": "80462.00"
},
"outgoingDetail": {
  "monthlyRent": ""
},
"siteMeasurement": {
  "constructionWorkStatus": {
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    "label": "Completed"
  },
  "dateOfConstruction": {
    "fullDate": "1/1/1983",
    "date": "1",
    "month": "1",
    "year": "1983"
  },
  "typeOfStructure": {
    "value": "R.C.C.",
    "label": "R.C.C. Framed"
  },
  "yearOfConstructionAsPer": {
    "value": "As_Per_Previous_valuation_Report",
    "label": "As Per Previous valuation Report"
  },
  "isSiteVisitAllowed": true,
  "ageOfBuilding": "41",
  "totalLifeBuilding": "60",
  "estimatedAge": "19",
  "noOfLifts": "1"
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  "area": "0.00"
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"routeMap": {
  "finalLatLng": {
    "coordinates": []
  }
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"locationMapImg": [],
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Fri Feb 23 2024 15:58:36 GMT+0530 (India Standard Time)",
  "number": "2305121",
  "dayCount": "9",
  "monthCount": "343",
  "generatedBy": "62720b21afd7d55eddedc545"
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"rateVerify": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
}
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"externalPainting": {
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  "floorsCompleted": "",
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
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"guidelineDetails": {
  "finalGuidelineValue": "4612075.00",
  "selectedBuildUpValue": "617.00",
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"selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": null,
    "max": null
  },
  "builtUpRateRange": {
    "min": null,
    "max": null
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
    "title": "Wardrobes",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
    "title": "Showcases",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "kitchenArrangements": {
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"title": "Kitchen arrangements",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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"superfineFinish": {
  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
}
```



```
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": false,
  "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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "617.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "REPORTGENERATED",
"invoices": [],
"paymentId": []
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"_id": "65d6e8d5cf7ad63a0afaaa9e",
"ownerName": "Maharashtra State Corporation Cotton Grains Marketing Federation
Limited",
"ownerPhoneNo": "0000000000",
"fullAddress": "Residential Flat No. 35, 3rd Floor, Building No B-2, Karma Kshetra
Building, Subha Karma Co-op. Hsg. Soc. Ltd., Near Shanmukhanand Hall, Flank Road,
Taluka - Kurla, District - Mumbai, Sion Koliwada, 400 037, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1248aa6d152c1801b2ee",
      "label": "Previous Valuation Report"
    },
    "inputs": {
      "documentDate": "24/09/2022"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName":
"document_1708583114084_Marketing_Fedration_Limited_Flat_No_35.pdf",
    "path": "cases/65d6e8d5cf7ad63a0afaaa9e/
document_1708583114084_Marketing_Fedration_Limited_Flat_No_35.pdf",
    "id": "344713",
    "uploadedBy": "627222afafd7d55eddeddd82",
    "createdAt": "Thu Feb 22 2024 11:55:25 GMT+0530 (India Standard Time)"
  }
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "007130",
"createdBy": "627222afafd7d55eddeddd82",
"caseHistory": [
  {
    "id": "863760",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 22 2024 11:55:25 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Maharashtra State Corporation Cotton Grains Marketing Federation
Limited",
```

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    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "478746"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1248aa6d152c1801b2ee",
      "label": "Previous Valuation Report"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "57.32",
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