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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "label": "Bank Loan"
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Rent"
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
    "_id": "65d73360cf7ad63a0afbe432",
    "firstName": "Prem Kishor",
    "lastName": "Mishra",
    "mobileNo": "",
    "workMobileNo": "9893466355",
    "email": "sbi.00377@sbi.co.in"
  },
  "fees": {
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    "discussWithPerson": "",
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    "quotedAmount": ""
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"organization": {
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "65d700bdcf7ad63a0afb0870",
  "name": "Gwalior Main Branch",
  "branchCode": "",
  "mobileNo": "07512447511",
  "alternateMobileNo": "",
  "email": "sbi.00377@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": " Jiwaji Chowk Gwalior  Gwalior, Madhya Pradesh 474 001,"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
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  "siteEngineer": {
    "type": "EMPLOYEE",
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"_id": "648fcad91b499c2d52dc86f3",
"role": "SITEENGINEER",
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"email": "barkathodekar68@gmail.com",
"lastName": "Hodekar",
"mobileNo": "8879011615",
"designation": "Site Engg",
"shortName": "Barkat",
"workWithDocumentMaker": "",
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"firstName": "Shyam",
"email": "shyam@vastukala.org",
"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
"shortName": "SK",
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"maker": {
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"checker": {
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"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
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"mobileNo": "9004437379",
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"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"_id": "60af80072ffdf65bcd658651",
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"label": "Chartered Engineer"
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  "label": "BANK"
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  "schedule": [],
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      "remark": ""
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    "dateTime": "2024-02-25",
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": false
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    "key": "village",
    "value": "Powai",
    "label": true
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  "value": "Mumbai Suburban",
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  "label": false
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "D",
  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "status": false,
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  "value": "",
  "label": false
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      "label": "R. C. C. Slab"
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      "label": "Vitrified Tile Flooring"
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    "doors": {
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      "label": "Teak Wood Door frame with Solid flush door"
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    "windows": {
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      "label": "Powder coated Aluminum sliding windows"
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    "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 "
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      "label": "Middle Class"
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    "townplanApprovedByList": {
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      "label": "Municipal Corporation of Greater Mumbai (MCGM)"
    }
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"whetherCoveredUnderAnyState": {
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  "south": "C Wing",
  "east": "Open Plot"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "west": "Details not available"
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    "south": "Details not available",
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is available, we assumed
that the construction is as per approved plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
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"compositeRate": {
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"depreciatedBuildingRate": "3000"
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"igrRate": {
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  "rate": "287840",
  "landRate": "102750",
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  "squareMeterGuideLineRate": "302232.00",
  "squareFeetGuideLineRate": "28078.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "95",
  "rate": "27152.00",
  "squareFeetGuideLineRate": "27152.00",
  "squareMeterGuideLineRate": "292258.00"
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  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "N.A.",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "N.A."
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "2 Covered Mechanized Car Parking's",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2020",
    "fullDate": "1/1/2020"
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  "planningArea": {
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  "typeOfStructure": {
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    "label": "R.C.C. Framed"
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  "typeOfFoundation": {
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},
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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
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"maintenanceIssues": {
  "value": "0",
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"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
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"label": "Yes"
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"value": "stilt",
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},
"yearOfConstructionAsPer": {
"value": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "4",
"totalLifeBuilding": "60",
"estimatedAge": "56",
"noOfBasement": "3",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "10",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
"area": "854.70",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
},
"routeMapImg": "cases/65d73509cf7ad63a0afbe8db/
routeMap_1708934696159_Image.png",
"routeLat": "19.116611",
"routeLng": "72.913462",
"stationName": "Kanjurmarg",
"routeDistance": "3.7 Km."
},
}
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"finalLatLng": {
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    null,
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  "type": "Point"
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  "latLng": true,
  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "mvm9tu",
    "name": "mvm9tu",
    "image": "cases/65d73509cf7ad63a0afbe8db/
routeMap_1708934645140_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
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"totalothersRate": "1500000",
"finaltotal": "34911000.00",
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"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
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  "date": "Mon Feb 26 2024 16:18:43 GMT+0530 (India Standard Time)",
  "number": "2305161",
  "dayCount": "13",
  "monthCount": "383",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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"internalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
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  "floorsCompleted": "",
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"door": {
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  "status": false
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"window": {
  "label": "Window",
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  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
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  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "status": false
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    }
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      "orientation": "portrait"
    },
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "name": "externallmg_1708922945949_1708923081005_image_0.jpeg",
    "path": "cases/65d73509cf7ad63a0afbe8db/
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    "orientation": "portrait"
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"compositionImages": [
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externallmg_1708922955263_1708923081005_image_14.jpeg",
  "orientation": "portrait"
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  "name": "Living Room",
  "path": "cases/65d73509cf7ad63a0afbe8db/
externallmg_1708922954821_1708923081005_image_13.jpeg",
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  "name": "Living Room",
  "path": "cases/65d73509cf7ad63a0afbe8db/
externallmg_1708922953237_1708923081005_image_10.jpeg",
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  "_id": "65dc184ddf99cf0e73605396",
  "name": "Living Room",
  "path": "cases/65d73509cf7ad63a0afbe8db/
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externallmg_1708922952082_1708923081005_image_7.jpeg",
    "orientation": "portrait"
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    "max": "46203"
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  "builtUpRateRange": {
    "min": "37289",
    "max": "42004"
  }
},
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
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  "quantity": "0.00",
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  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
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"isEditable": true
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"ratePerUnit": "",
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"status": true,
"isEditable": false
}
},
taskStatus": {
"SITE_INSPECTION": true,
"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": "true",
type": "CASE",
leadType": {
"label": "Lead",
"value": "LEAD"
},
siteVisitType": "PARTIAL",
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"SME/TCC/2021-22/86/3",
"SME/TCC/221/13"
],
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"status": true,
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"invoices": [],
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"ownerName": "Sneha Bhatia & Rajkumar Bhatia",
"ownerPhoneNo": "9579641304",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "7722809579",
"contactPersonName": "Sneha Bhatia",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Sneha Bhatia & Rajkumar Bhatia",
    "phone": "9579641304",
    "ownershipShare": "",
    "email": "",
    "id": "599347"
  }
],
"caseReferredBy": "5ffe92d27737ca4d986b6453",
"relationWithOwner": "Owner",
"fullAddress": "Residential Flat No. 1001, 10th Floor, Wing - D, Castle Rock,
Hiranandani Garden, Village - Powai, Municipality Ward No. S, Powai, Taluka - Kurla,
District - Mumbai, Mumbai Suburban, 400076, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. HGP Community Pvt. Ltd.",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Sneha Bhatia & Rajkumar Bhatia",
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"fileName": "document_1708602629654_REGISTERY_SNEHA_BHATIA_0001.pdf"
},
{
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    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CE / 1320 / BPES / AS / OCC / 1 / New "
  },
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  "displayStatus": true,
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  "createdAt": "Mon Feb 26 2024 13:25:39 GMT+0530 (India Standard Time)"
},
{
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    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "21/05/2019",
    "nameOfApprovingAuthority": {
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    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
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  },
  "No": "CE / 1320 / BPES / AS / FCC / 7 / Amend"
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"id": "260086",
"uploadedBy": "60eeaeddf3dd69653a581316",
"createdAt": "Mon Feb 26 2024 13:26:43 GMT+0530 (India Standard Time)"
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],
"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "",
"assignmentType": {
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  "label": "Commercial"
},
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "007165",
"createdBy": "6006d4ce5080a310ac1fdfc2",
"caseHistory": [
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    "id": "459567",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Thu Feb 22 2024 17:20:33 GMT+0530 (India Standard Time)"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "267891",
    "name": "Living Room",
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"finalArea": "213.33"
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    "label": "Square Feet"
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  "name": "Dining",
  "length": "2.50",
  "length1": "2",
  "length2": "6",
  "width": "11.50",
  "width1": "11",
  "width2": "6",
  "totalArea": "28.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.75"
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{
  "measurementType": {
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    "label": "Square Feet"
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  "length": "",
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  "width": "",
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  "width2": "9",
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  "images": [],
  "finalArea": "88.48",
  "extraAreas": []
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  "length": "7.75",
  "length1": "7",
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  "width1": "4",
  "width2": "2",
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  "extraAreas": [],
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    "label": "Square Feet"
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  "name": "Passage",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
  "width": "3.17",
  "width1": "3",
  "width2": "2",
  "totalArea": "29.82",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.82"
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    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.67",
  "length1": "10",
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"length2": "8",
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"extraAreas": [],
"finalArea": "106.67"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
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  "width1": "3",
  "width2": "2",
  "totalArea": "19.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "19.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "7.58",
  "length1": "7",
  "length2": "7",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "35.39",
  "images": [],
  "extraAreas": [],
  "finalArea": "35.39"
},
{
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"measurementType": {
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  "label": "Square Feet"
},
"id": "8",
"name": "Bedroom",
"length": "10.00",
"length1": "10",
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"width2": "8",
"totalArea": "136.67",
"images": [],
"extraAreas": [],
"finalArea": "136.67"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Cupboard",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Flowerbed",
      "value": "Flowerbed"
    }
  },
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Flowerbed",
      "value": "Flowerbed"
    }
  }
]
```

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  "label": "Square Feet"
},
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"length1": "7",
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"images": [],
"extraAreas": [],
"finalArea": "30.33",
"percentageBeforeTotal": "30.33",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Duct",
    "value": "Duct"
  },
  "measurementType": {
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    "label": "Square Feet"
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  "width1": "11",
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  "finalArea": "92.67",
  "percentageBeforeTotal": "92.67",
  "percentage": "100"
}
],
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"externalReport": [],
"documentPerArea": [
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      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
    },
    "id": "892575",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "777",
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    "docFinalBuiltUpSquareMeter": "79.40899999999999",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
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    "printlnReport": true,
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    "property": "Residential Flat",
    "area": "855",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
    "rateType": "sale_Instance",
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"finalBuiltUpPercentage": "10",
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"flatRate": "43000",
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"otherCarpetTotal": "123.00",
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27.00",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 702.00\nFlowerbed & Duct Area
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Time)",
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Name	Length	Width	Total
Composition :			
Living Room	20'00"	10'8"	213.33
Dining	2'6"	11'6"	28.75
Kitchen	11'5"	7'9"	88.48
Toilet	7'9"	4'2"	32.29
Passage	9'5"	3'2"	29.82
Bedroom	10'8"	10'00"	106.67
Passage	6'00"	3'2"	19.00
Toilet	7'7"	4'8"	35.39
Bedroom	10'00"	13'8"	136.67
Cupboard	2'00"	6'00"	12.00
Other Composition :			
Flowerbed	7'00"	4'4"	30.33
Duct	8'00"	11'7"	92.67