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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": true,
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  "leadFrom": {
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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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  "creditOfficer": {
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    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94231052",
    "firstName": "amol Kamble",
    "email": "0_default_amol.kamble@sbi.co.in",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-9967776684"
  },
  "fees": {
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"_id": "643a5702108b68389ed72f71",
"name": "Mumbai",
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"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": "5fc6c33c74d12c494856b7cb",
  "branchCode": "000019",
  "type": "BRANCH",
  "name": "Diamond Branch (BKC)",
  "email": "sbi.09276@sbi.co.in",
  "mobileNo": "022-2675 2300",
  "alternateMobileNo": "",
  "address": "D/3, West Core, Bharat Dimond Bourse, Bandra-Kurla Complex, Bandra
(East), Mumbai - 400 051, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - BHARAT DIAMOND BRANCH",
  "fax": "022-2675 2381",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
  "pickupPerson": {
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  "role": "PICKUPPERSON",
  "firstName": "Ramkrishna ",
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  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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"siteEngineer": {
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  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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},
"maker": {
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  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
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"mobileNo": "9769797568",
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  {
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
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    {
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  ],
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"fatherName": "Baburao"
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],
"clientType": {
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  "label": "BANK"
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      "remark": "MANUAL_IN_TASK"
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    "value": "India",
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  "village": {
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    "key": "village",
    "value": "Lower Parel Division",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "A",
  "label": true
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  "value": "",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "label": true
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  "key": "policeStation",
  "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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  "name": "Suburb",
  "key": "suburb",
  "value": "Lower Parel",
  "label": false
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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"label": "Italian Marble Flooring"
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  "label": "Proposed Powder coated aluminium sliding windows"
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"fixtures": {
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  "label": "Concealed plumbing with C.P. fixtures. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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"general": {
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    "label": "Sole Ownership"
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    "label": "Higher Middle Class"
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    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
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    "west": "Internal Road",
    "south": "Shree Warkari Bhavan",
    "east": "Internal Road & A to Z Industrial Estate"
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},
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  "west": "Details not available",
  "south": "Details not available",
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "+Balcony Area + Dry Balcony area",
"dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. EEBPC /
5019 / GS / A dated 29.10.2009 issued by Municipal Corporation of Greater Mumbai",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 1,324.00 Sq. Ft.
(Including balcony & Dry balcony) is more than Built Up area 1,304.00 Sq. Ft.
mentioned in the documents provided to us. We have considered area mentioned in the
documents. Hence, to give proper weightage to the value of the property.",
  "depreciationPercentage": "22.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "58325",
  "depreciatedBuildingRate": "2325"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "323420",
  "landRate": "126110",
  "igrImage": "cases/660cea08c8c252224ff027f6/igr_1713337460955_Image.png",

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"squareMeterGuideLineRate": "355762.00",
"squareFeetGuideLineRate": "33051.00"
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"igrFinalRate": {
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  "depreciationPercentage": "85",
  "rate": "29851.00",
  "squareFeetGuideLineRate": "29851.00",
  "squareMeterGuideLineRate": "321314.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "1,60,000/- Expected rental income per month",
  "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"
  }
}
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},
"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Along with Two Covered Parking Nos. i.e. L/9 & L /10 on Lobby Level",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2009",
  "fullDate": "1/1/2009"
},
"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"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
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"label": "Good"
},
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  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
}
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "15",
"totalLifeBuilding": "60",
"estimatedAge": "45",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
"noOfFloors": "32",
"flatFloorNo": "9",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "1304.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
    },
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routeMap_1713343428069_Image.png",
    "routeLat": "19.000083",
    "routeLng": "72.823111",
    "stationName": "Lower Parel",
    "routeDistance": "1.2 Km."
  },
  "finalLatLng": {
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    "type": "Point"
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"showLocation": {
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    "image": "cases/660cea08c8c252224ff027f6/
routeMap_1713343353816_Image.png"
  }
]
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"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "status": false
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      "orientation": "portrait"
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externallmg_1713327382471_1713327154958_image_8.jpeg",
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  "name": "Living Room",
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  "orientation": "portrait"
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  "name": "Living Room",
  "path": "cases/660cea08c8c252224ff027f6/
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  "orientation": "portrait"
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  "name": "Living Room",
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externallmg_1713327379868_1713327154958_image_1.jpeg",
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  "RATE_VERIFY": false,
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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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  "value": "APPROXIMATE_LEAD"
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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"paymentIds": [],
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"ownerPhoneNo": "8879616263",
"appAddress": "flat no 1501, ninth habitable floor, Raheja Atlantis , lower parel ",
"remark": "contact person - Durgesh ",
"documents": [
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      "label": "Electricity Bill"
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  "inputs": {
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"documentDate": "12/03/2024",
"number": {
  "value": "CA_No",
  "label": "CA No"
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"CA_No": "600016788"
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      "label": "Document No"
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    "Document_No": "461"
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  "isHardCopy": false,
  "displayStatus": true,
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"fileName":
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    "label": "Agreement for sale"
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  "inputs": {
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    "from": {
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      "label": "Transferor"
    },
    "Transferor": "Shri. Bharat Mahadev Vasandani",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Shri. Ashwin D. Shankar",
    "number": {
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      "label": "Document No"
    },
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  },
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    "label": "Document No"
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"fileName":
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"caseNumber": "008091",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Apr 03 2024 11:02:56 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Ashwin D. Shankar",
    "phone": "8879616263",
    "ownershipShare": "",
    "email": "",
    "id": "501620"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "id": "325150",
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"images": [],
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  "length1": "8",
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  "width2": "6",
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  "width2": "5",
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  "length": "14.33",
  "length1": "14",
  "length2": "4",
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  "width1": "10",
  "width2": "00",
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  "images": [],
  "extraAreas": [],
  "finalArea": "143.33"
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  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "5.33",
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"totalArea": "45.33",
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  "name": "Bedroom",
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  "length1": "11",
  "length2": "00",
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  "width1": "13",
  "width2": "00",
  "totalArea": "143.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "143.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "length": "9.00",
  "length1": "9",
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"width2": "00",
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"extraAreas": [],
"finalArea": "46.25"
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    "label": "Square Feet"
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  "length1": "13",
  "length2": "00",
  "width": "11.08",
  "width1": "11",
  "width2": "1",
  "totalArea": "144.08",
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  "extraAreas": [],
  "finalArea": "144.08"
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"measurementType": {
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Municipality Ward No. G/S Ward, Lower Parel, District - Mumbai City, Mumbai, PIN
Code - 400 013, State - Maharashtra, India",
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Name	Length	Width	Total
Composition :			
Living Room	21'11"	14'8"	321.44
Kitchen	12'1"	8'4"	100.69
Passage	8'00"	4'6"	36.00
Passage	15'6"	3'5"	52.96
Bedroom	14'4"	10'00"	143.33
Toilet	5'4"	8'6"	45.33
Bedroom	11'00"	13'00"	143.00
Toilet	9'00"	4'3"	38.25
Toilet	9'3"	5'00"	46.25
Bedroom	13'00"	11'1"	144.08
Bedroom	1'8"	11'3"	18.75
Other Composition :			
Cupboard	6'4"	5'00"	31.67
Balcony Area	8'00"	3'1"	24.67
Balcony Area	1'8"	10'00"	16.67
Balcony Area	1'8"	11'00"	18.33
Balcony Area	3'1"	16'00"	49.33

Dry Balcony	12'0"	4'4"	52.00
Dry Balcony	6'0"	5'7"	33.50