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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",
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  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
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  "creditOfficer": {
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      "_id": "6437bc198989760c1fb616df"
    },
    "firstName": "Nilesh",
    "type": "CREDITOFFICER",
    "_id": "6437bc198989760c1fb616e1",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "9881298896",
    "email": "bom1582@mahabank.co.in"
  },
  "fees": {
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    "quotedAmount": ""
  },
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"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"
},
"client": {
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  "type": "BANK",
  "name": "Bank Of Maharashtra",
  "displayName": "Bank Of Maharashtra",
  "initial": "BOM",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Kasarwadavli Branch\t",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "bom1582@mahabank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No 19.20.21, Sai Pushpa Bldg, Opp Vedant Hospital, S no 50, H
No 6 Kasarwadavali Thane west\n"
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  "label": "Land & Building / Immovable Property"
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  "label": "Residential",
  "value": "Residential"
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"type": "EMPLOYEE",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60092304a16fab0f2af9b0c2/
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  "designation": "",
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        "label": "Registered Valuer"
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    ]
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  {
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        }
      },
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        "number": "IBBI/RV/07/2018/10366"
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    {
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    "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
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"clientType": {
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  "label": "BANK"
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"location": {
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    "dateTime": "2024-06-26T18:39:06.765Z",
    "remark": ""
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  {
    "status": "COMPLETED",
    "dateTime": "2024-06-26",
    "remark": "MANUAL_IN_TASK"
  }
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"marketAnalysisAndRemark": {
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  "rateMax": "7000",
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    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
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  "value": "Gotheghar",
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  "label": true
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  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
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  "value": "",
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  "label": true
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"street2": {
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  "key": "street2",
  "value": "",
  "label": false
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"key": "landmark",
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"label": false
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  "value": "",
  "label": true
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  "key": "projectName",
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  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "value": "1101",
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  "value": "",
  "label": false
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  "name": "Police Station(P.S)",
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"label": false
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
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  "roof": {
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  "flooring": {
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    "label": "External site visit only"
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    "label": "External site visit only"
  },
  "windows": {
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    "label": "External site visit only"
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Semi_Urban"
  },
  "townplanApprovedByList": {
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    "label": "MHADA"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Building No. 6A",
    "south": "Uttar Shiv Gav Road",
    "east": "Internal Road"
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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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      "east": "Details not available",
      "south": "Details not available",
      "west": "Details not available"
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  "south": "Details not available",
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"whichTheLocalityIsServed": {
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per site information, The Composition of flat is 1
Bedroom + Living Room + Kitchen + W.C. + Bath.",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and
not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "Builder has not allowed for site Internal Inspection & photographs of the
property. The details about the flat status have been provided by Owner Sanket
Chavan.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "35700",
  "landRate": "5180",
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  "squareMeterGuideLineRate": "39270.00",
  "squareFeetGuideLineRate": "3648.00"
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"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "35700.00",
  "squareMeterGuideLineRate": "39270.00",
  "squareFeetGuideLineRate": "3648.00"
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  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "N.A.",
  "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 MHADA norms",
  "tenantName": "",
  "maintenanceOfFlat": "External visit done only"
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"marketability": {
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"negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
    "label": "Residential",
    "value": "Residential"
  },
  "typeOfStructure": {
    "label": "R.C.C. Framed Structure",
    "value": "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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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"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": "Information_not_available",
  "label": "Information not available"
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"visibleDamageInBuilding": {
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  "label": "Information not available"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
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    "label": "Information not available"
  },
  "provisionOfFirefighting": {
    "value": "Information_not_available",
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  },
  "groundStilt": {
    "label": "Ground",
    "value": "ground"
  },
  "yearOfConstructionAsPer": {
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    "label": "Approx."
  },
  "isSiteVisitAllowed": false,
  "totalLifeBuilding": "60",
  "estimatedAge": "60",
  "ageOfBuilding": "0",
  "noOfBasement": "0",
  "noOfPodium": "0",
  "noOfAmenityFloors": "0",
  "noOfFloors": "15",
  "flatFloorNo": "11",
  "noOfLifts": "3",
  "noOfDwellingUnitsInBuilding": "16"
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"finalPlinthArea": {
  "area": "342.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/667be860bc0925575bbaee17/
routeMap_1719915809903_Image.png",
    "routeLat": "19.135239",
    "routeLng": "73.063753",
    "stationName": "Diva",
    "routeDistance": "8.2 Km"
  },
  "finalLatLng": {
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    "id": "3z2cf9",
    "name": "3z2cf9",
    "image": "cases/667be860bc0925575bbaee17/
routeMap_1719915782460_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"ownerPhoneNo": "9307355002",
"fullAddress": "Residential Flat No. 1101, 11th Floor, Building No 6-B, Pradhan Mantri
Awaz Yojana Gotheghar Thane, MHADA Housing Scheme Code No. 281B, Village -
Gotheghar, Taluka - Thane, District - Thane, PIN Code - 421 204, State - Maharashtra,
India",
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  }
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    "phone": "9307355002",
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"proposePurchasers": [],
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"email": "",
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Composition :			
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