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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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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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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b7fb"
    },
    "firstName": "Prabhat Bhajbai",
    "type": "CREDITOFFICER",
    "_id": "64d1d9dad9f3034f301dcff",
    "lastName": "Bhajbai",
    "mobileNo": "",
    "workMobileNo": "9820021086",
    "email": "Prabhat@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
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"organization": {
  "_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": "5fc6c33c74d12c494856b7fb",
  "branchCode": "000068",
  "type": "BRANCH",
  "name": "RBO Sanpada",
  "email": "sme.navimum@sbi.co.in",
  "mobileNo": "022-27759215",
  "alternateMobileNo": "",
  "address": "SMEC VASHI, E/202, 2nd Floor, Sanpada Rly. Station Complex, Navi
Mumbai - 400 705, State - Maharashtra, Country - India.\n\n",
  "ledgerName": "STATE BANK OF INDIA - RBO SANPADA",
  "fax": "022-27752206",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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"label": "Registered Valuer"
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"_id": "60af80072ffdf65bcd658652",
"number": "CAT-I-F-1763"
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  "fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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"visitedDate": [
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    }
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  "audioNotes": []
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    "key": "country",
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    "label": false
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  "label": true
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  "label": true
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  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "B, Napoleon",
  "label": true
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  "name": "Project Name",
  "key": "projectName",
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  "value": "",
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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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": {
    "value": "Powder_coated_Aluminum_sliding_windows_with_M._S._Grills",
    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "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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  "finishing": {
    "value": "Cement_Plastering",
    "label": "Cement Plastering"
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},
"general": {
  "unitBoundaries": {
    "isDisplay": false
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  "whichTheLocalityIsServed": {
    "buses": {
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    "taxies": {
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}
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "58000",
  "landRate": "6500",
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  "squareMeterGuideLineRate": "69600.00",
  "squareFeetGuideLineRate": "6466.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "58000.00",
  "squareMeterGuideLineRate": "69600.00",
  "squareFeetGuideLineRate": "6466.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per PMC norms ",
"tenantName": "",
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonry"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open / Covered Car Parking Space",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
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  "planningArea": {
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"value": "Residential",
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
"value": "Good",
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"buildingSpecification": {
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"label": "Standard"
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"value": "MunicipalSewerageSystem",
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"appearanceOfTheBuilding": {
"value": "Good",
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"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenancelssues": {
  "value": "1",
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "2",
"noOfPodium": "3",
"noOfAmenityFloors": "",
"noOfFloors": "40",
"flatFloorNo": "31",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66abb51275301f243894b8e2/
routeMap_1722677394323_Image.png",
    "routeLat": "19.083548",
    "routeLng": "73.073773",
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"stationName": "Amandoot",
"routeDistance": "2.7 Km. ",
"routeStation": {
  "value": "Metro_Station",
  "label": "Metro Station"
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},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "s71c1q",
    "name": "s71c1q",
    "image": "cases/66abb51275301f243894b8e2/
routeMap_1722677240222_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "32206500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "98",
"bookValue": "0",
"finalValue": "32206500.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
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"percentage": "0.00",
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  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
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"flooringTilingKitchenPlatform": {
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  "status": false
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"internalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"compositionImages": []
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"max": "24391.00"
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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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"ownerPhoneNo": "9152014814",
"appAddress": "flat no. 3103 31 th floor Bldg no. 3 Napoleon tower in sai world
Empire phase 1 valley shillp chs Tajoja Jail Road Kharghar ",
"remark": "ssl yogesh sir \n9152014814 Amol / 8879325648 varsha Builders number. ",
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    "uploadedBy": "60b7189d2ffdf65bcd65882b",
    "createdAt": "Thu Aug 01 2024 21:47:21 GMT+0530 (India Standard Time)"
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    "createdAt": "Fri Aug 02 2024 14:00:51 GMT+0530 (India Standard Time)"
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    "createdAt": "Fri Aug 02 2024 14:00:51 GMT+0530 (India Standard Time)"
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      "label": "Other"
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  },
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    "description": "Create Lead",
    "datetime": "Thu Aug 01 2024 21:47:22 GMT+0530 (India Standard Time)"
  }
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"owners": [
  {
    "name": "Mrs. Sangita Amar Pangare & Mr. Amar Shankar Pangare",
    "phone": "9152014814",
    "ownershipShare": "",
    "email": "",
    "id": "677624"
  }
],
"proposePurchasers": [],
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"composition": [],
"otherComposition": [],
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"builtUpExpectedRate": "20967.74",
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"squareMeterArea": "85.33",
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