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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
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    "firstName": "Test",
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    "email": "0_default_",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-0000000000"
  },
  "fees": {
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    "expectedFees": null,
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  "organization": {
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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",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000335",
  "type": "BRANCH",
  "name": "NILAMBAUG CHOWK Branch",
  "email": "sbi.60318@sbi.co.in",
  "mobileNo": "2782439562",
  "alternateMobileNo": "",
  "address": "BHAVNAGAR NILAMBAUG CHOWK\nAddress
\tP.B.NO.21\nNILAMBAUG CHOWK\nBHAVNAGAR\nState: GUJRAT\nPincode -
364001",
  "ledgerName": "",
  "fax": "",
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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": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
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"type": "EMPLOYEE",
  "_id": "6006d4ce5080a310ac1fdcf2",
  "role": "ADMIN",
  "firstName": "Jagdish ",
  "email": "jagdish.bhatt@vastukala.org",
  "lastName": "Bhatt",
  "mobileNo": "8425864014",
  "shortName": "JB",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\6006d4ce5080a310ac1fdcf2\\
\\profilePhoto_1622372166238_Jagdish Photo (2).jpg"
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"siteEngineer": {
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  "role": "SITEENGINEER",
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  "email": "tusharbhuwad90@gmail.com",
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  "workWithDocumentMaker": "",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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  "firstName": "Jayaraja",
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"mobileNo": "9867664219",
"designation": "",
"shortName": "JA",
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      {
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        "number": "IBBI/RV/07/2018/10366"
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          "label": "Chartered Engineer"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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  "longitude": "72.83208599171829"
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    "dateTime": "2024-10-09",
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "India",
    "label": false
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  "label": true
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  "label": true
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  "status": true,
  "name": "City",
  "key": "city",
  "value": "Santacruz (West), Mumbai",
  "label": false
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  "value": "",
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  "value": "",
  "label": true
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"value": "Dhingra Co-op. Hsg. Soc. Ltd.",
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "602",
  "label": false
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  "label": false
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  "label": false
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  "label": false
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    "label": "R.C.C. slab"
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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    "label": "Cement Plastering + POP Finish"
  }
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"auto": {
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"privateCars": {
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "depreciationRatioOfBuilding": "",
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  "buildingServicesDepreciatedRate": "840",
  "depreciatedCostOfConstruction": "59160.00",
  "depreciatedBuildingRate": "1960"
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"igrRate": {
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  "landRate": "183640",
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  "squareMeterGuideLineRate": "382788.00",
  "squareFeetGuideLineRate": "35562.00"
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"igrFinalRate": {
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  "depreciationPercentage": "90",
  "rate": "33712.00",
  "squareMeterGuideLineRate": "362873.00",
  "squareFeetGuideLineRate": "33712.00"
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"label": "Residential Purpose"
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"propertyOccupiedByList": {
  "value": "Tenant_Occupied",
  "label": "Tenant Occupied"
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"assessmentNo": "Information not available",
"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  }
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},
"asthetikLook": {
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  "label": "Plain Looking"
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  "year": "2014",
  "fullDate": "1/1/2014"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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},
"walls": {
  "value": "1",
  "label": "Yes"
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "50",
"ageOfBuilding": "10",
"noOfBasement": "",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "11",
"flatFloorNo": "6",
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"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66fa574612fe5c0dc6ce9462/
routeMap_1728649973933_Image.png",
    "routeLat": "19.077694",
    "routeLng": "72.832111",
    "stationName": "Santacruz",
    "routeDistance": "1.5 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "heueehe",
      "name": "heueehe",
      "image": "cases/66fa574612fe5c0dc6ce9462/
routeMap_1728649748637_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
}
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"wardrobesRate": "0",
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"wardrobesQty": "0",
"showcasesQty": "0",
"showcasesRate": "0",
"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "52711560.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "52711560.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
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"status": true
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"rccPlinth": {
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  "status": false
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  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
  "label": "Door",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"window": {
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "status": true
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"guidelineDetails": {
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "69445.00"
  },
  "builtUpRateRange": {
    "min": "48101.00",
    "max": "57871.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
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  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
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"PAYMENT_COLLECT": false,
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "891.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerPhoneNo": "9909113165",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9909113165",
"contactPersonName": "Arif Masani",
"purchaseValueAsPerDocument": "0",
"owners": [
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    "phone": "9909113165",
    "ownershipShare": "",
    "email": "",
    "id": "448585"
  }
],
"caseReferredBy": "6006d4ce5080a310ac1fdcf2",
"relationWithOwner": "self",
"fullAddress": "Residential Flat No. 602, 6th Floor, Krimson Aurum, Dhingra Co-op.
Hsg. Soc. Ltd., 15th Road, Bandra, Taluka - Andheri, District - Mumbai Suburban,
Santacruz (West), Mumbai, PIN - 400 054, State - Maharashtra, India",
"remark": "",
"documents": [
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  "label": "Agreement for sale"
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    "label": "Developers"
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  "Developers": "a",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "a",
  "number": {
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    "label": "Document No"
  },
  "Document_No": "0"
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"path": "cases/66fa574612fe5c0dc6ce9462/
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"document_1727682359900_Allotment_Deed_Flat_No602_Mumbai_1.pdf"
},
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    "label": "Other"
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  "isHardCopy": false,
  "displayStatus": false,
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  "uploadedBy": "6006d4ce5080a310ac1fdcf2",
  "createdAt": "Mon Oct 07 2024 13:32:17 GMT+0530 (India Standard Time)"
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  "displayStatus": false,
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document_1728288081335_Sale_Agreement_of_Flat_at_Mumbai.pdf",
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"uploadedBy": "6006d4ce5080a310ac1fdcf2",
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"isHardCopy": false,
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"document_1728288135428_Dhingra_Flat602__Light_Bill_Adani__Mumbai.pdf",
"path": "cases/66fa574612fe5c0dc6ce9462/
document_1728288135428_Dhingra_Flat602__Light_Bill_Adani__Mumbai.pdf",
"id": "277312",
"uploadedBy": "6006d4ce5080a310ac1fdcf2",
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"label": "Commercial"
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"scheduleSiteVisitDate": "Invalid date",
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"createdBy": "6006d4ce5080a310ac1fdcf2",
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"id": "833249",
"title": "Create Case",
"description": "Create Case",
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}
],
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      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "82.78",
    "totalAreaDocument": "891",
    "docBultupPercentage": "20",
    "docFinalBultUp": "1069.20",
    "docFinalBultUpSquareMeter": "99.33",
    "docSaleablePercentage": "0",
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      "expectedRate": "69444.44",
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      "area": "2160.00",
      "squareMeterArea": "200.67",
      "expectedRate": "57870.37",
      "percentage": "20"
    },
    "saleableArea": {
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      "expectedRate": "0.00",
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"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
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"squareMeter": "167.23",
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  "builtUpArea": {
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    "squareMeterArea": "325.16",
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    "percentage": "20"
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  "saleableArea": {
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  "floor": "",
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  "expectedRate": "57720.06",
  "builtUpExpectedRate": "48100.05",
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]
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},
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},
{
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    "orientation": "portrait"
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Other
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