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{
  "typeOfReport": {
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    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
  },
  "purposeOfValuation": {
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002",
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "masterTypeOfPurpose": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "67289697d873843300657333"
    },
    "firstName": "Sushma",
    "type": "CREDITOFFICER",
    "_id": "672896b921492f3332edc4ed",
    "email": "sbi.05176@sbi.co.in",
    "lastName": "Kumari",
    "mobileNo": "",
    "workMobileNo": "9652234991"
  },
  "fees": {
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    "propertyValue": ""
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}
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"discussWithPerson": "",
"expectedFees": null,
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  "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": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "67289697d873843300657333",
  "name": "SARB Patna",
  "branchCode": "",
  "mobileNo": "06122999140",
  "alternateMobileNo": "",
  "email": "sbi.05176@sbi.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "2nd Floor, Patna Main Branch Building, West Gandhi Maidan, Patna
800001"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
},
"propertyType": {
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  "value": "Residential"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg"
  },
  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Chandan",
    "email": "ck06806@gmail.com",
    "lastName": "Singh",
    "mobileNo": "8454863607",
    "designation": "",
    "shortName": "CH",
    "workWithDocumentMaker": "",
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  "rateVerifier": {
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    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
    "designation": ""
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  "maker": {
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    "role": "MAKER + RATE VERFIER + CHEAKER",
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"firstName": "Prajakta",
"email": "prajakta@vastukala.org",
"lastName": "Patil",
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"lastName": "Sarmalkar",
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"valuers": [
{
"valuersRegistrationNumber": [
{
"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
}
]
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],
"type": "EMPLOYEE",
"_id": "6084131a13f01f158c6ea1f3",
"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
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{
"title": {
"value": "Wealth_Tax",

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]
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"clientType": {
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  "label": "BANK"
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"siteVisit": {
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    {
      "dateTime": "4/11/2024 12:00 am"
    }
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},
"visitedDate": [
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    "label": true
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    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Kolekalyan",
    "label": true
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  "key": "city",
  "value": "Mumbai",
  "label": false
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  "key": "tahasilNo",
  "value": "",
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "A",
  "label": true
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"projectName": {
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  "value": "",
  "label": false
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"oldSurveyNumber": {
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  "value": "",
  "label": true
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  "value": "",
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  "key": "hisNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "2",
  "label": true
},
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "303",
  "label": false
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  "label": true
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  "name": "Khata No",
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"key": "khataNo",
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"mouza": {
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
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  "label": false
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  "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": "External site visit only"
  },
  "doors": {
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    "label": "External site visit only"
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  "windows": {
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    "label": "External site visit only"
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    "label": "External site visit only"
  },
  "finishing": {
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    "label": "External site visit only"
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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"label": "No"
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"asPerActualAgreement": {
  "north": "Slum Area",
  "west": "Parisharam SRA Building",
  "south": "Internal Road & Under Construction Building",
  "east": "Nalla"
},
"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "External Site Visit only",
    "south": "External Site Visit only",
    "west": "External Site Visit only"
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  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "At the time of visit, the property was locked hence internal site inspection could not be possible. Hence, our report is based on external visit &
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```

documents provided by bank only. \n",
  "dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not
verified",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "1. At the time of visit, the property was locked hence internal site
inspection and photographs could not be taken. Hence, our report is based on external
visit & documents provided by bank only. \n2. External condition of the building is
average. Cracks, Plaster peel off were found at external wall of the building. \n",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "17004",
  "depreciatedBuildingRate": "1204"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "151360",
  "landRate": "79550",
  "igrImage": "cases/67289834d873843300657557/igr_1732963718416_Image.png",
  "squareMeterGuideLineRate": "151360.00",
  "squareFeetGuideLineRate": "14062.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "62",
  "rate": "11527.00",
  "squareFeetGuideLineRate": "11527.00",
  "squareMeterGuideLineRate": "124072.00"
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"outgoingDetail": {
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"label": "Medium"
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"propertyTypeOfUseList": {
  "value": "Residential_Purpose",
  "label": "Residential Purpose"
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"propertyOccupiedByList": {
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  "label": "External Site Visit Only"
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"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 MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "External Site Visit only"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
  }
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"carParking": "Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
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  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "1986",
  "fullDate": "1/1/1986"
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"planningArea": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
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  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Average",
  "label": "Average"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Designed as per I.S. codes"
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},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
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"walls": {
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  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "average",
  "label": "Average"
},
"maintenanceOfTheBuilding": {
  "value": "average",
  "label": "Average"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_agreement",
  "label": "As per agreement"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "22",
"ageOfBuilding": "38",
"noOfBasement": "",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67289834d873843300657557/
routeMap_1732964980057_Image.png",
    "routeLat": "19.084920",
    "routeLng": "72.847898",
    "stationName": "Santacruz",
    "routeDistance": "1.6 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "8wdjvq",
    "name": "8wdjvq",
    "image": "cases/67289834d873843300657557/
routeMap_1732964928426_Image.png"
  }
],
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"depreciatedCostOfConstruction": "",
"totalFairMarketValue": ""
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"showcasesRate": "0",
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"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "14521416.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "14521416.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Nov 30 2024 11:38:33 GMT+0000 (Coordinated Universal Time)",
  "number": "2309296",
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    "max": "19094.00"
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"quantity": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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  "isEditable": false
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  "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
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"status": true,
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"paymentStatus": "NA",
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"ownerName": "Mr. Rahul Kumar S/o. Ramesh Prasad",
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"ownershipShare": "",
"email": "",
"siteVisitContactNo": "0000000000",
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"purchaseValueAsPerDocument": "0",
"owners": [
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    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "562600"
  }
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"relationWithOwner": "-",
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"remark": "",
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  {
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      "label": "Agreement For Sale"
    }
  }
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"inputs": {
  "documentDate": "04/04/2014",
  "from": {
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    "label": "Vendor"
  },
  "Vendor": "Mr. Mithilesh Kumar S/o. Kumar Awadesh Narayan",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mr. Rahul Kumar S/o. Ramesh Prasad",
  "number": {
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    "label": "Document No"
  },
  "Document_No": "2294/2014"
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"fileName": "document_1732961580762_Untitled_5.pdf"
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  },
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    "remark": " issued by SNA Architects",
    "number": {
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      "label": "Document No"
    },
    "Document_No": "23/12072/SBI"
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"uploadedBy": "627221f4afd7d55eddeddcb4",
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}
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  "label": "Commercial"
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"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "012171",
"createdBy": "6006d4ce5080a310ac1fdfc2",
"caseHistory": [
  {
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    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Mon Nov 04 2024 09:47:32 GMT+0000 (Coordinated Universal Time)"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Agreement For Sale"
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      "label": "Square Feet"
    },
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    "squareMeterArea": "79.34",
    "totalAreaDocument": "854",
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    "docSaleablePercentage": "0",
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  }
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"builtUpArea": {
"area": "419.00",
"squareMeterArea": "38.93",
"expectedRate": "19093.08",
"percentage": "20"
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"expectedPrice": "8000000",
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"builtUpExpectedRate": "8000000",
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  "expectedRate": "18724.28",
  "percentage": "20"
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    "expectedRate": "19045.26",
    "builtUpExpectedRate": "12300000",
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    "id": "890046"
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