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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
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  "purposeOfValuation": {
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  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Rent"
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  "creditOfficer": {
    "branch": {
      "_id": "632ee536e2561b46f656d60d"
    },
    "firstName": "Niraj",
    "type": "CREDITOFFICER",
    "_id": "672de422b1ed058c1696f0a5",
    "email": "niraj.prajapati9@gmail.com",
    "lastName": "Prajapati",
    "mobileNo": "",
    "workMobileNo": "7600057905"
  },
  "fees": {
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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": "632ee536e2561b46f656d60d",
  "name": "Racpc Ahmedabad",
  "branchCode": "16",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "email": "codracpc61132@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "SBI RACPC Ashram Road Ahmedabad Ashram Rd, Sattar Taluka
Society, Usmanpura, Ahmedabad, Gujarat 380014"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
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"staff": {
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  "_id": "6006d4ce5080a310ac1fd2",
  "role": "ADMIN",
  "firstName": "Jagdish ",
  "email": "jagdish.bhatt@vastukala.org",
  "lastName": "Bhatt",
  "mobileNo": "8425864014",
  "shortName": "JB",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\6006d4ce5080a310ac1fd2\\
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},
"siteEngineer": {
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  "_id": "62550ed0aba01e0af98f2f75",
  "role": "SITEENGINEER",
  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
  "shortName": "CH",
  "workWithDocumentMaker": "",
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f915d3f3dd69653a592199/
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  "_id": "627221f4afd7d55eddeddcb4",
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  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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        "value": "IBBI/RV/07/2018/10366",
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  },
  {
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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": "AM161706-3"
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"fatherName": "Baburao"
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"clientType": {
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"siteVisit": {
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      "remark": "MANUAL_IN_TASK"
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  ]
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    "label": true
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    "label": false
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  "key": "district",
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  "value": "Mumbai",
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Andheri",
  "label": true
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"plotNo": {
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  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "key": "wing",
  "value": "A",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "key": "khataNo",
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  "label": false
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
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  "label": true
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  "key": "suburb",
  "value": "Khar (West)",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "ItalianMarbleFlooring",
    "label": "Italian Marble Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "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 "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
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  "label": "Higher Middle Class"
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"townplanApprovedByList": {
  "value": "MCGM",
  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Nalanda Buddha Vihar",
  "west": "Slum Area",
  "south": "Dr. Ambedkar Road",
  "east": "Dunhil Apartment"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
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    "east": "Staircase",
    "south": "Passage",
    "west": "Flat No. 1704"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "buses": {
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  "taxies": {
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  "privateCars": {
    "title": "Private Cars"
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},
"extraDetailOfProperty": "As per Site Inspection, the composition of Residential Flat is 3 Bedrooms + Living Room + Kitchen + Dining Area + Study Room + 3 Toilets + Passage + Flowerbed Area. ",
"dateOfIssusApprovePlan": "Copy of Part Occupancy Certificate Document No.SRA / ENG / 3063 / HW / PL / AP / OC Dated 17.09.2019\nissued by Slum Rehabilitation Authority (SRA).",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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  "depreciationPercentage": "7.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "56775",
  "depreciatedBuildingRate": "2775"
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"igrRate": {
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  "rate": "336460",
  "landRate": "172280",
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  "squareMeterGuideLineRate": "370106.00",
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"squareFeetGuideLineRate": "34384.00"
},
"igrFinalRate": {
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  "squareFeetGuideLineRate": "33465.00",
  "squareMeterGuideLineRate": "360215.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "I Class"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Vacant"
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  "monthlyRent": "2,00,000/- Expected rental income per month",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
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"partitions": {
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  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Along with Two Car Parking Space in One Mechanical Stack Car
Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2019",
  "fullDate": "1/1/2019"
},
"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"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
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"label": "Good"
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"buildingSpecification": {
  "value": "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"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
}
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_Per_Previous_valuation_Report",
  "label": "As Per Previous valuation Report"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "55",
"ageOfBuilding": "5",
"noOfBasement": "3",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "17",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "1666.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/672de677b1ed058c1696f285/
routeMap_1731480007208_Image.png",
    "routeLat": "19.070528",
    "routeLng": "72.829278",
    "stationName": "Khar Road",
    "routeDistance": "1.4 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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"finalLatLng": {
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    0
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  "type": "Point"
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    "name": "l6qj7q",
    "image": "cases/672de677b1ed058c1696f285/
routeMap_1731479920618_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "status": false
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  "isEditable": true
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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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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"ownerName": "Mr. Abhishek Prasad",
"ownerPhoneNo": "9687063512",
"fullAddress": "Residential Flat No. 1705, 17th Floor, Building No 2, Wing - A, Joy
Legend, Dr. Ambedkar Road, Village - Bandra, Municipality Ward No. H/West Ward,
Khar (West), Taluka - Andheri, District - Mumbai Suburban District, Mumbai, PIN Code -
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400 052, State - Maharashtra, India",
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    },
    "inputs": {
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    },
    "isHardCopy": false,
    "displayStatus": true,
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N_REPORT_OF_ABHISHEK_PRASAD__07112024_0001.pdf",
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RASAD__07112024_0001.pdf"
  },
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    },
    "inputs": {
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      "label": "Document No"
    },
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  },
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  "inputs": {
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    "label": "Slum Rehabilitation Authority (SRA)"
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    "label": "Document No"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
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      "label": "Document No"
    }
  },
  "Document_No": "SRA / ENG / 3063 / HW / PL / AP / OC"
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    },
    "Developers": "Joy Builders",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Mr. Abhishek Prasad",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "8859/2020"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/672de677b1ed058c1696f285/
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  "fileName": "document_1731488092320_Adobe_Scan_07_Mar_2022_1.pdf"
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],
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  "value": "Commercial",
  "label": "Commercial"
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"createdBy": "6006d4ce5080a310ac1fdcf2",
"caseHistory": [
  {
    "id": "634547",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 08 2024 10:22:47 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
  {
    "name": "Mr. Abhishek Prasad",
    "phone": "9687063512",
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"ownershipShare": "",
"email": "",
"id": "659149"
}
],
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"externalReport": [],
"documentPerArea": [
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    "label": "Agreement For Sale"
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    "label": "Square Feet"
  },
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  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "1515",
  "squareMeterArea": "140.75",
  "docFinalBuiltUp": "1666.5",
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  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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    "squareMeterArea": "140.75",
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    "percentage": ""
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  "builtUpArea": {
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    "percentage": "10"
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"floor": "5",
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"expectedPrice": "87500000",
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"image": "cases/672de677b1ed058c1696f285/
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"id": "316538"
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    "percentage": ""
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  "builtUpArea": {
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    "percentage": "10"
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    "expectedRate": "0.00",
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