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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "6405bf97dd383b243e8482fe"
    },
    "firstName": "Nisha",
    "type": "CREDITOFFICER",
    "_id": "661f43907e1d7332c87e10a7",
    "lastName": "Aswekar",
    "mobileNo": "",
    "workMobileNo": "9768319662",
    "email": "charkop@janasevabank.in"
  },
  "fees": {
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    "expectedFees": 3000,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1836",
  "type": "BANK",
  "name": "Janaseva Sahakari Bank (Borivali) LTD",
  "displayName": "Janaseva Sahakari Bank (Borivali) LTD",
  "initial": "JSB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "charkop@janasevabank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Charkop Shivneri RDP-4 , Sector 5, Charkop, Kandiwali Westy, Mumbai
40007"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"role": "DELIVERYPERSON",
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"mobileNo": "7499830659",
"shortName": "Amit",
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"role": "SITEENGINEER",
"firstName": "Barkat",
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"lastName": "Hodekar",
"mobileNo": "8879011615",
"designation": "Site Engg",
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"firstName": "Shyam",
"email": "shyam@vastukala.org",
"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
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          "value": "IBBI/RV/07/2018/10366",
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    {
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      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
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"fatherName": "Baburao"
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      "remark": "Contact dilip gupta 8976844045"
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      "dateTime": "2024-11-12",
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  "value": "B",
  "label": true
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  "label": true
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  "key": "suburb",
  "value": "Mankhurd (West)",
  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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    "label": "Aluminium Sliding Windows with window grills"
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"fittings": {
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  "label": "Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring"
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"finishing": {
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  "label": "Cement Plastering"
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  "populationGroupList": {
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    "label": "Semi Urban"
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  "townplanApprovedByList": {
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    "label": "MHADA"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Internal Road ",
    "south": "Internal Road & Slum Area",
    "east": "Sanjog CHSL - 3C"
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  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
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  },
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      "north": "",
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"east": ""
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  "west": "",
  "south": "",
  "east": ""
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"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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  "taxies": {
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  },
  "auto": {
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  "privateCars": {
    "title": "Private Cars"
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},
"extraDetailOfProperty": "",
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itself is an issuing authority.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
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"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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  "compositions": []
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"igrRate": {
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  "landRate": "30580",
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  "squareFeetGuideLineRate": "6465.00"
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"igrFinalRate": {
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  "depreciationPercentage": "90",
  "rate": "6102.00",
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  "squareMeterGuideLineRate": "65684.00"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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  "tenantName": "Mehbob Farokhi",
  "maintenanceOfFlat": "Good"
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"marketability": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2014",
    "fullDate": "1/1/2014"
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    "label": "Residential"
  },
  "typeOfStructure": {
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"label": "R.C.C. Framed"
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  "label": "R.C.C. Foundation"
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "50",
"ageOfBuilding": "10",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "322.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67333acd5064deaad8e27575/
routeMap_1732017369641_Image.png",
    "routeLat": "19.051660",
    "routeLng": "72.933489",
    "stationName": "Mankhurd",
    "routeDistance": "500 Mts.",
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  "label": "Railway Station"
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  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "osgo07",
    "name": "osgo07",
    "image": "cases/67333acd5064deaad8e27575/
routeMap_1732017262688_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"outward": {
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    "status": false
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  "societyNameBoardImage": [],
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  "orientation": "portrait"
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  "name": "Living Room",
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  "orientation": "portrait"
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    "max": "18383.00"
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  "builtUpRateRange": {
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    "max": "15319.00"
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  "saleableRateRange": {
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    "max": "0.00"
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    "ratePerUnit": "0.00",
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    "status": true,
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"isEditable": true
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "",
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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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  "value": "LEAD"
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"paymentStatus": "NA",
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"ownerName": "Ms. Manisha Dilipkumar Gupta",
"ownerPhoneNo": "8591703699",
"appAddress": "FLAT NO 505 5TH FLOOR BLDG NO 3/B PMGP COLONY SCHME
NO 302 MANKHURD MUMBAI",
"remark": "Contact dilip gupta 8976844045",
"documents": [
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    },
    "inputs": {
      "documentDate": "28/03/2016",
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"nameOfApprovingAuthority": {
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302 / GP-17 / 3930 / 2016."
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"document_1731410422233_1731410419820_Manisha_gupta_allotment_letter.pdf"
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      "label": "Maharashtra Housing And Area Development Authority"
    },
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      "label": "Document No"
    },
    "Document_No": "UPMA (PNN) / Lottery - 2014 / Waiting / Scheme No. 302 /
GP-17 / 160 / 17"
  },
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"caseNumber": "012326",
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"caseHistory": [
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"description": "Create Lead",
"datetime": "Tue Nov 12 2024 11:23:57 GMT+0000 (Coordinated Universal Time)"
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{
"name": "Ms. Manisha Dilipkumar Gupta",
"phone": "8591703699",
"ownershipShare": "",
"email": "",
"id": "465749"
}
],
"proposePurchasers": [],
"siteInspection": [],
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"value": "Square_Feet",
"label": "Square Feet"
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"id": "610069",
"name": "Living Room",
"length": "11.00",
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"length2": "00",
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"width2": "00",
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"length": "9.67",
"length1": "9",
"length2": "8",
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    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "8.25",
  "length1": "8",
  "length2": "3",
  "width": "6.25",
  "width1": "6",
  "width2": "3",
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  "images": [],
  "extraAreas": [],
  "finalArea": "51.56"
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  "length": "4.08",
  "length1": "4",
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  "width1": "4",
  "width2": "00",
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  "extraAreas": [],
  "finalArea": "16.33"
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  "name": "WC",
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  "length1": "4",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
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  {
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      "value": "Carpet"
    },
    "name": {
      "label": "Passage",
      "value": "Passage"
    },
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      "label": "Square Feet"
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    "length": "3.00",
    "length1": "3",
    "length2": "00",
    "width": "4.00",
    "width1": "4",
    "width2": "00",
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    "images": [],
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    "percentageBeforeTotal": "12.00",
    "percentage": "100"
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"externalReport": [],
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"documentPerArea": [
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      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "24.99",
    "totalAreaDocument": "269",
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    "docFinalBUILTUp": "322.80",
    "docFinalBUILTUpSquareMeter": "29.99",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "676277"
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      "expectedRate": "16728.62",
      "percentage": ""
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    "builtUpArea": {
      "area": "322.80",
      "squareMeterArea": "29.99",
      "expectedRate": "13940.52",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "property": "Residential Flat",
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"area": "269",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"floor": "",
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"expectedPrice": "4500000",
"expectedRate": "16728.62",
"builtUpExpectedRate": "13940.52",
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"id": "827053"
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"area": "269.00",
"squareMeterArea": "24.99",
"expectedRate": "16356.88",
"percentage": ""
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"builtUpArea": {
"area": "322.80",
"squareMeterArea": "29.99",
"expectedRate": "13630.73",
"percentage": "20"
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"saleableArea": {
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"expectedRate": "0.00",
"percentage": ""
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"areaType": "Carpet",
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"squareMeterArea": "30.32",
"expectedRate": "15318.63",
"percentage": "20"
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"expectedRate": "0.00",
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"id": "398617"
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"carpetArea": {
"area": "290.00",
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    "percentage": ""
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    "squareMeterArea": "32.33",
    "expectedRate": "15229.89",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "5300000",
  "expectedRate": "18275.86",
  "builtUpExpectedRate": "15229.89",
  "image": "cases/67333acd5064deaad8e27575/
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  {
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    "orientation": "portrait"
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    "_id": "673485850b8f93c1cf1cafb8",
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    "orientation": "portrait"
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Sahakari Ghruhnirman Sanstha, PMGP Colony, Village - Mankhurd, Mankhurd (West),
Taluka - Kurla, District - Mumbai Suburban, 400043, State - Maharashtra, India",
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"siteVisitDate": "2024-11-12",
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Composition :			
Living Room	11'00"	8'00"	88.00
Bedroom	9'8"	8'6"	82.17
Kitchen	8'3"	6'3"	51.56
Bathroom	4'1"	4'00"	16.33
WC	4'00"	3'00"	12.00
Other Composition :			
Passage	3'00"	4'00"	12.00