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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "label": "Direct",
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  "purposeOfValuation": {
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    "value": "Bank_Loan"
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "63fc957bce84bf289baa55ec"
    },
    "firstName": "Amruta",
    "type": "CREDITOFFICER",
    "_id": "6735cc5b572e264e521219ee",
    "email": "sbi.05168@sbi.co.in",
    "lastName": "shinde",
    "mobileNo": "",
    "workMobileNo": "9869266499"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "8500000",
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    "expectedFees": 4250,
    "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": {
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  "name": "SARB Churchgate",
  "branchCode": "",
  "mobileNo": "02222053163",
  "alternateMobileNo": "",
  "email": "sarc.mumbai@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "6th Floor, International 16, Maharshi Karve Road, Churchgate, Mumbai -
400020, State - Maharashtra, Country - India"
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"assetsClass": {
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  "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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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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"_id": "62727444afd7d55eddee092c",
"role": "PICKUPPERSON",
"firstName": "Shantilal",
"email": "shantilal@vastukala.org",
"lastName": "Patel",
"mobileNo": "9969039853",
"shortName": "SHP",
"workWithDocumentMaker": "",
"profilePhoto": "users/62727444afd7d55eddee092c/
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},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "62550ed0aba01e0af98f2f75",
"role": "SITEENGINEER",
"firstName": "Chandan",
"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
"shortName": "CH",
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"email": "shyam@vastukala.org",
"lastName": "Kajvilkar",
"mobileNo": "9765074720",
"designation": "",
"shortName": "SK",
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"maker": {
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"role": "FRONTDESK",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
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"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
"workWithDocumentMaker": "",
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"checker": {
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  "_id": "60eeaeddf3dd69653a581316",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
  "workWithDocumentMaker": "",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "number": "IBBI/RV/07/2018/10366"
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    ]
  }
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      "label": "Chartered Engineer"
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    "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": " 72.82596502034455"
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    19.05572252995285
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    {
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    }
  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-12-31",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
    "name": "Country",
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    "label": false
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"value": "Bandra B",
"label": true
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  "label": false
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  "key": "buildingNo",
  "value": "",
  "label": true
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  "key": "district",
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  "label": true
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  "key": "city",
  "value": "",
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Mumbai",
  "label": true
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  "key": "buildingName",
  "value": "Blue Heaven Co-Op Hsg. Soc. Ltd.",
  "label": false
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"selectArea": {
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  "key": "selectArea",
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  "key": "street1",
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  "key": "street2",
  "value": "Near Mount Mary Steps",
  "label": false
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"landmark": {
  "status": false,
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  "value": "",
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"value": "C",
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  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "1003",
  "label": true
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  "value": "",
  "label": true
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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"policeStation": {
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  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "Bandra (West)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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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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  "fittings": {
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    "label": "External site visit only"
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  "finishing": {
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    "label": "Internal Visit not allowed"
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"general": {
  "ownership": {
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"label": "Joint Ownership"
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"populationClassList": {
  "value": "MiddleClass",
  "label": "Middle Class"
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"populationGroupList": {
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  "label": "Semi Urban"
},
"townplanApprovedByList": {
  "value": "MCGM",
  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Blue Heaven - B Wing",
  "west": "Road & Public Garden",
  "south": "Blue Heaven - D Wing",
  "east": "Luisa Apartments"
},
"asPerDocumentAgreement": {
  "north": "Details not available",
  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
}
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "At the time of site visit, internal visit not allowed. Hence our report is based on external site visit and documents provided by the bank only.",
"dateOfIssusApprovePlan": "Copy of approved building plan were not provided & not verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "At the time of site visit, internal visit not allowed. Hence our report is based on external site visit and documents provided by the bank only.",
  "depreciationPercentage": "64.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "32758.5",
  "depreciatedBuildingRate": "958.5"
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "315250",
  "landRate": "180310",
  "igrImage": "cases/67727e4adabdc2db790f9a8e/igr_1735809728801_Image.png",
  "squareMeterGuideLineRate": "315250.00",
  "squareFeetGuideLineRate": "29288.00"
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"igrFinalRate": {

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"floorRatePercentage": "0",
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"rate": "23897.00",
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},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Middle Class"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
  },
  "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 visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  }
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},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1982",
  "fullDate": "1/1/1982"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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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"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
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},
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "17",
"ageOfBuilding": "43",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67727e4adabdc2db790f9a8e/
routeMap_1735811573765_Image.png",
    "routeLat": "19.048698",
    "routeLng": "72.825242",
    "stationName": "Bandra",
    "routeDistance": "2.3 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "zni0m6",
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```
    "name": "zni0m6",
    "image": "cases/67727e4adabdc2db790f9a8e/
routeMap_1735811497270_Image.png"
  }
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "19982990.00",
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  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "19982990.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Thu Jan 02 2025 10:01:17 GMT+0000 (Coordinated Universal Time)",
  "number": "2309897",
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Dhanani",
"ownerPhoneNo": "0000000000",
"appAddress": "flat no c 203\nHeaven Chs Ltd\nNear Mount marry.\nBandra W
\nMumbai 50",
"remark": "",
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  "No": "10736/2004"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Dec 30 2024 11:04:42 GMT+0000 (Coordinated Universal Time)"
  }
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Dhanani",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "745851"
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  "builtUpArea": {
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Other			
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