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{
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    "RVDSValues": true,
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  "toAssess": {
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    "value": "Fair_Market_Value"
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    },
    "firstName": "Vinay",
    "type": "CREDITOFFICER",
    "_id": "6661559a46c7a930aad2db0e",
    "lastName": "Ranjan",
    "mobileNo": "",
    "workMobileNo": "9682353165",
    "email": "brmgr82@mahabank.co.in"
  },
  "fees": {
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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"
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  "email": "bom82@mahabank.co.in",
  "fax": "",
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\nMumbai - 400 062."
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  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
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  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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  }
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  "value": "BANK"
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  "key": "wing",
  "value": "E",
  "label": true
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  "label": true
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  "value": "11",
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Internal renovation work under progress"
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    "label": "Internal renovation work under progress"
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    "label": "Internal renovation work under progress"
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  "finishing": {
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    "label": "Internal Flat Renovation work was in progress"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Internal Road",
  "south": "Internal Road",
  "east": "Internal Road & Mount Unique CHSL"
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"asPerDocumentAgreement": {
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  "west": "Flat No. E-10",
  "south": "Adjacnet Building",
  "east": "Mount Unique Building"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "asPerDocument": {
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    "east": "Electric Room",
    "south": "Entrance of Flat No. E-11",
    "west": "Flat No. E-10"
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  "title": "Boundaries of The Flat"
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  "taxies": {
    "title": "Taxies"
  }
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"auto": {
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"privateCars": {
  "title": "Private Cars"
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"dateOfIssusApprovePlan": "Approved building plan were not provided & not verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"apfDetails": {
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  "compositions": []
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  "depreciationPercentage": "81",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "63070",
  "depreciatedBuildingRate": "570"
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"igrRate": {
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  "rate": "659150",
  "landRate": "331000",
  "igrImage": "cases/67c6ed4d53081d47e3ef2b2a/igr_1741335756485_Image.png",
  "squareMeterGuideLineRate": "659150.00",
  "squareFeetGuideLineRate": "61237.00"
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"igrFinalRate": {
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  "depreciationPercentage": "46",
  "rate": "44775.00",
  "squareFeetGuideLineRate": "44775.00",
  "squareMeterGuideLineRate": "481949.00"
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  "label": "Vacant"
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"monthlyRent": "N.A.",
"assessmentNo": "Information not available",
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"taxAmount": "Information not available",
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"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "Information not available",
"tenantName": "",
"maintenanceOfFlat": "Internal Flat Renovation work was in progress"
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"marketability": {
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    "value": "Excellent",
    "label": "Excellent"
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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"
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  "pavementLaid": {
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    "label": "Yes"
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"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1971",
  "fullDate": "1/1/1971"
},
"planningArea": {
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  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
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"protAgainstNatDis": {
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  "label": "Designed as per I.S. codes"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
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},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Previous_valuation_Report",
  "label": "As Per Previous valuation Report"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "6",
"ageOfBuilding": "54",
"noOfBasement": "",
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"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "-",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "648.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67c6ed4d53081d47e3ef2b2a/
routeMap_1741342021182_Image.png",
    "routeLat": "18.967108",
    "routeLng": "72.805916",
    "stationName": "Grant Road",
    "routeDistance": "1.6 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
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      "id": "ns7ue",
      "name": "ns7ue",
      "image": "cases/67c6ed4d53081d47e3ef2b2a/
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    }
  ]
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"valuation": {
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  "depreciationPercentage": "",
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"wardrobesQty": "0",
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"totalshowcasesRate": "0",
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"totalkitchenArrangementsRate": "0",
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"potentialValueQty": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "34057800.00",
"distressValuePercentage": "80",
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"bookValue": "0",
"finalValue": "34057800.00"
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"outward": {
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  "date": "Fri Mar 07 2025 10:47:28 GMT+0000 (Coordinated Universal Time)",
  "number": "2310919",
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"monthCount": "116",
"generatedBy": "60f9147bf3dd69653a591e8c"
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"rateVerify": {
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    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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    "status": false
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    "status": false
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    "isHideFloor": false,
    "status": false
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"externalPlastering": {
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"door": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "isHideFloor": false,
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"electrificationPlumbingSanitaryInstallation": {
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"label": "Electrification, Plumbing, Sanitary Installation",
"floorsCompleted": "",
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"liftInstallation": {
"label": "Lift Installation",
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"floorsCompleted": "",
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"label": "External Development & Final Finishing",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
},
"workCompleted": {
"label": "Work Completed (%)",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": true
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"guidelineDetails": {
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"selectedBuildUpMeasurementType": "Sq. Ft."
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"name": "externalImg_1741249469000_1741249460349_image_7.jpeg",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/67c6ed4d53081d47e3ef2b2a/
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "path": "cases/67c6ed4d53081d47e3ef2b2a/
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      "orientation": "portrait"
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      "path": "cases/67c6ed4d53081d47e3ef2b2a/
externallmg_1741249467178_1741249460349_image_0.jpeg",
      "orientation": "portrait"
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  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "57000.00",
    "max": "64399.00"
  },
  "builtUpRateRange": {
    "min": "47500.00",
    "max": "53666.00"
  }
}
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},
"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
}
},
"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "showcases": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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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",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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"interiorDecorations": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
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"status": true,
  "isEditable": false
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  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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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",
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  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "540.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67c6ed4d53081d47e3ef2b2a",
"ownerName": "Mrs. Nirmala Praveen Saraff",
```

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"ownerPhoneNo": "9833196200",
"appAddress": "Flat no E- 11 Ground floor Sunita Apartment Sonmung Co-op HSG
Soc Ltd 62 CC Peddar Road Mumbai 400036",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Deed of Simple Mortgage",
      "value": "60ae1288aa6d152c1801b41a"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
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    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1741340340317_Mortgage_Deed__Nirmala_Saraff.pdf",
    "path": "cases/67c6ed4d53081d47e3ef2b2a/
document_1741340340317_Mortgage_Deed__Nirmala_Saraff.pdf",
    "id": "108524",
    "uploadedBy": "663da98cfcea71232186f142",
    "createdAt": "Fri Mar 07 2025 09:39:00 GMT+0000 (Coordinated Universal Time)"
  },
  {
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      "label": "Share Certificate ",
      "value": "60ae1264aa6d152c1801b371"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "19/04/1998",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "64"
    },
    "isHardCopy": false,
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    "id": "754893",
    "uploadedBy": "663da98cfcea71232186f142",
    "createdAt": "Fri Mar 07 2025 09:40:10 GMT+0000 (Coordinated Universal Time)"
  },
  {
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      "value": "60ae1248aa6d152c1801b2ee"
    },
    "attachConfig": {
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      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
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      "remark": "issued by Sanjiv Hate",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      }
    },
    "Document_No": ""
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName":
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  "path": "cases/67c6ed4d53081d47e3ef2b2a/
document_1741340708309_Previous_valuation_report__Nirmal_Saraff.pdf",
  "id": "246592",
  "uploadedBy": "663da98cfcea71232186f142",
  "createdAt": "Fri Mar 07 2025 09:45:08 GMT+0000 (Coordinated Universal Time)"
}
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"caseHistory": [
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    "id": "342845",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 04 2025 12:08:45 GMT+0000 (Coordinated Universal Time)"
  }
]
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}
],
"owners": [
  {
    "name": "Mrs. Nirmala Praveen Saraff",
    "phone": "9833196200",
    "ownershipShare": "",
    "email": "",
    "id": "876872"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60ae1288aa6d152c1801b41a"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "50.17",
    "totalAreaDocument": "540",
    "docBUILTUPPercentage": "20",
    "docFinalBUILTUP": "648.00",
    "docFinalBUILTUPSquareMeter": "60.20",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "769112"
  }
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"images": [],
"indicatorArr": [
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      "squareMeterArea": "116.13",
      "expectedRate": "60000.00",
      "percentage": ""
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  }
]
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  "expectedRate": "50000.00",
  "percentage": "20"
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printInReport": true,
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"property": "Flat",
"area": "1250",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "_",
"expectedPrice": "75000000",
"expectedRate": "60000.00",
"builtUpExpectedRate": "50000.00",
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"squareMeter": "116.13",
"id": "258090"
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    "squareMeterArea": "76.46",
    "expectedRate": "64398.54",
    "percentage": ""
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  "builtUpArea": {
    "area": "987.60",
    "squareMeterArea": "91.75",
    "expectedRate": "53665.45",
    "percentage": "20"
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  "saleableArea": {
    "area": "",
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"squareMeterArea": "0.00",
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"percentage": ""
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"printlnReport": true,
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"property": "Flat",
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"builtUpPercentage": "20",
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"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "53000000",
"expectedRate": "64398.54",
"builtUpExpectedRate": "53665.45",
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"squareMeter": "76.46",
"id": "964566"
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"area": "900.00",
"squareMeterArea": "83.61",
"expectedRate": "63888.89",
"percentage": ""
},
"builtUpArea": {
"area": "1080.00",
"squareMeterArea": "100.34",
"expectedRate": "53240.74",
"percentage": "20"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Flat",
"area": "900",
"builtUpPercentage": "20",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "57500000",
"expectedRate": "63888.89",
"builtUpExpectedRate": "53240.74",
"image": "cases/67c6ed4d53081d47e3ef2b2a/
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"squareMeter": "83.61",
"id": "356022"
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    "area": "700.00",
    "squareMeterArea": "65.03",
    "expectedRate": "58571.43",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "78.04",
    "expectedRate": "48809.52",
    "percentage": "20"
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    "expectedRate": "0.00",
    "percentage": ""
  },
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "41000000",
  "expectedRate": "58571.43",
  "builtUpExpectedRate": "48809.52",
  "image": "cases/67c6ed4d53081d47e3ef2b2a/
indicator_1741335562304_Image.png",
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"squareMeter": "65.03",
"id": "651374"
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{
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    "area": "500.00",
    "squareMeterArea": "46.45",
    "expectedRate": "57000.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "600.00",
    "squareMeterArea": "55.74",
    "expectedRate": "47500.00",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "Flat",
  "area": "500",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "28500000",
  "expectedRate": "57000.00",
  "builtUpExpectedRate": "47500.00",
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indicator_1741335689047_Image.png",
  "squareMeter": "46.45",
  "id": "725087"
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"externallImages": [
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    "status": false,
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/67c6ed4d53081d47e3ef2b2a/
externallmg_1741249492036_1741249488519_image_1.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67c95bd577162bd3bef318f4",
    "name": "externallmg_1741249492256_1741249488520_image_2.jpeg",
    "path": "cases/67c6ed4d53081d47e3ef2b2a/
externallmg_1741249492256_1741249488520_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67c95bd577162bd3bef318f5",
    "name": "externallmg_1741249492511_1741249488520_image_3.jpeg",
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Other Composition :			