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{
  "typeOfReport": {
    "value": "Shop",
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true
  },
  "leadFrom": {
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  },
  "purposeOfValuation": {
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    "label": "Bank Loan"
  },
  "masterTypeOfPurpose": {
    "value": "Non_SARFAESI",
    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "657c431e3fcadc67776c1647"
    },
    "type": "CREDITOFFICER",
    "_id": "657c431e3fcadc67776c1649",
    "firstName": "Pradeep Kumar ",
    "lastName": "Sahoo",
    "mobileNo": "",
    "workMobileNo": "9918900173",
    "email": "ubin0555851@unionbankofindia.bank"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
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  "organization": {
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"_id": "6418456a96b58848585f8cb2",
"name": "Thane",
"email": "thane@vastukala.com",
"phone": "1234567890",
"address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1828",
  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "657c431e3fcadc67776c1647",
  "name": "Airoli",
  "branchCode": "555851",
  "mobileNo": "02227693402",
  "alternateMobileNo": "",
  "email": "ubin0555851@unionbankofindia.bank",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Airoli Branch,\nBlacksmith Tower, Ground Floor, Plot No 14, Sector 6,
Airoli, Thane Navi Mumbai-400708"
},
"assetsClass": {
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  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "value": "Commercial",
  "label": "Commercial"
},
"zone": {
  "_id": "60f93be845132d6a6bdda676",
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"staff": {
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"_id": "656aa949cebbe1714411d21b",
"role": "FRONTDESK",
"firstName": "Priyanka",
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"mobileNo": "8928414480",
"shortName": "PCP",
"workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "60f9343b45132d6a6bdd96e8",
"role": "SITEENGINEER",
"firstName": "Rajesh",
"email": "rajeshb.ghadi@gmail.com",
"lastName": "Ghadi",
"mobileNo": "8652092666",
"designation": "",
"shortName": "RHG",
"workWithDocumentMaker": ""
},
"rateVerifier": {
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"_id": "5fc78e26625ecd20ec1f88e9",
"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
"workWithDocumentMaker": "1",
"profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
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"designation": ""
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"maker": {
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"email": "shilvanta_pratibha@yahoo.co.in",
"lastName": "Shilvantha",
"mobileNo": "9821518537",
"designation": "",
"shortName": "PS",
"workWithDocumentMaker": "60f915d3f3dd69653a592199",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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  "designation": ""
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"valuers": []
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  "longitude": "72.99682996441761"
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"geo": {
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"siteVisit": {
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  "schedule": [
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"visitedDate": [
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    "status": "COMPLETED",
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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  "village": {
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    "key": "village",
    "value": "Airoli",
    "label": true
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  "value": "Thane",
  "label": true
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  "value": "Navi Mumbai",
  "label": false
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  "value": "Thane",
  "label": true
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  "label": true
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"value": "Niwara Co-Op. Hsg. Soc. Ltd.",
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  "key": "selectArea",
  "value": "8 A",
  "label": true
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  "key": "street1",
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  "label": false
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  "key": "street2",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "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": "postalCode",
  "value": "PIN Code - 400 708",
  "label": false
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Ceramic Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_/ _Glass_Door",
    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "label": "Aluminium Sliding Window "
  },
  "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": {
    "value": "Cement_Plastering+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
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"general": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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    "label": "Urban"
  }
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},
"townplanApprovedByList": {
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  "label": "Navi Mumbai Municipal Corporation"
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  "label": "No"
},
"asPerActualAgreement": {
  "north": "Siddhivinayak CHS",
  "west": "Royal Tower",
  "south": "Edan House",
  "east": "Interna Road"
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
    "north": "Details not available",
    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "with Loft area. Height of loft is 5.3 Ft.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
},
"compositeRate": {
  "remark": "",
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"salvageValue": "10",
"buildingServicesDepreciatedRate": "675",
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"igrRate": {
  "propertyName": "Shop",
  "rate": "148900",
  "landRate": "54200",
  "igrImage": "cases/658d098cc71d833b917a2b82/igr_1703938358965_Image.png",
  "squareMeterGuideLineRate": "148900.00",
  "squareFeetGuideLineRate": "13833.00"
},
"igrFinalRate": {
  "floorRatePercentage": "100",
  "depreciationPercentage": "82",
  "rate": "12250.00",
  "squareFeetGuideLineRate": "12250.00",
  "squareMeterGuideLineRate": "131854.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Shop",
    "label": "Shop"
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  "propertyOccupiedByList": {
    "value": "Seller_Occupied",
    "label": "Seller Occupied"
  },
  "monthlyRent": "15,000.00",
  "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": "Details not available",
  "tenantName": "",
  "maintenanceOfFlat": "Details not available"
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"marketability": {
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"marketabilityList": {
  "value": "Good",
  "label": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2005",
    "fullDate": "1/1/2005"
  },
  "planningArea": {
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    "label": "Commercial"
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  "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"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
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"value": "0",
"label": "No"
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
"value": "Information_not_available",
"label": "Information not available"
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"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "41",
"ageOfBuilding": "19",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
"area": "209.00",
"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
},
"routeMapImg": "cases/658d098cc71d833b917a2b82/
routeMap_1703933704081_Image.png",
"routeLat": "19.143949",
"routeLng": "72.996861",
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"stationName": "Airoli",
"routeDistance": " 1.9 KM"
},
"finalLatLng": {
  "coordinates": [
    null,
    null
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  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "3qpz88",
    "name": "3qpz88",
    "image": "cases/658d098cc71d833b917a2b82/
routeMap_1704094413213_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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"potentialValueRate": "0",
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"othersQty": "0",
"othersRate": "0",
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"finaltotal": "4561425.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "4561425.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Mon Jan 01 2024 17:25:47 GMT+0530 (India Standard Time)",
  "number": "2304302",
  "dayCount": "4",
  "monthCount": "4",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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"label": "Internal Brick Work",
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"label": "External Brick Work",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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"externalPlastering": {
"label": "External Plastering",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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"label": "Door",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"window": {
"label": "Window",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"status": false
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"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "percentage": "0.00",
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"floorsCompleted": "",
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"compositionImages": []
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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,
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"ownerName": "Mr. Santosh Bakebihari Mishra & Mrs. Sanju Santosh Mishra",
"ownerPhoneNo": "7021010693",
"fullAddress": "Commercial Shop No. 6, Ground Floor, Niwara Co-Op. Hsg. Soc. Ltd.,
Plot No. 50, Sector 8 A, Rama Kalu Shahadkar Marg, Village - Airoli, Taluka - Thane,
District - Thane, Navi Mumbai, PIN Code - 400 708, State - Maharashtra, India",
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    },
    "inputs": {
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        "label": "Transferor"
      },
      "Transferor": "Mr. Ganesh Ramkripal Pandey ",
      "to": {
        "value": "transferee",
        "label": "transferee"
      },
      "transferee": "Mr. Santosh Bakebihari Mishra & Mrs. Sanju Santosh Mishra ",
      "number": {
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        "label": "No"
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    "No": "23017/2023"
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      "label": "Occupancy Certificate"
    },
    "inputs": {
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        "label": "Navi Mumbai Municipal Corporation."
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "NRV / BP / PKB - 2460 / 1151 / 05"
    },
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    "uploadedBy": "627222afafd7d55eddeddd82",
    "createdAt": "Sat Dec 30 2023 15:52:35 GMT+0530 (India Standard Time)"
  }
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  "label": "Retail"
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"datetime": "Thu Dec 28 2023 11:07:16 GMT+0530 (India Standard Time)"
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],
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  "name": "Mr. Santosh Bakebihari Mishra & Mrs. Sanju Santosh Mishra",
  "phone": "7021010693",
  "ownershipShare": "",
  "email": "",
  "id": "445508"
}
],
"proposePurchasers": [],
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Shop",
  "length": "",
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  "width2": "0",
  "totalArea": "148.00",
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  "finalArea": "148.00",
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    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
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"expectedPrice": "5000000",
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"id": "866448"
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  "expectedRate": "21022.73",
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"email": "",
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Shop	148'0"	1'0"	148.00
Other Composition :			
Loft	148'00"	1'00"	148.00