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{
  "typeOfReport": {
    "value": "Shop",
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  "reportInformation": {
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    "RVDSValues": true
  },
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  },
  "purposeOfValuation": {
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    "label": "Bank Loan"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64d752c872fe957847117f2f",
    "firstName": "Pooja ",
    "lastName": "Gujar",
    "mobileNo": "",
    "workMobileNo": "9152800052",
    "email": "gujarpp@svcbank.com"
  },
  "fees": {
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    "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": "5fc6a0d8da3c631ed41d185c",
  "type": "BANK",
  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "64d752c872fe957847117f2d",
  "name": "Louiswadi Branch",
  "branchCode": "",
  "mobileNo": "9152800052",
  "alternateMobileNo": "",
  "email": "gujarpp@svcbank.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Unit No. 5, Sun Magnetica, Louiswadi, Near LIC Office, Service Road,
Thane (West) - 400604 "
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "value": "Commercial",
  "label": "Commercial"
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"zone": {
  "_id": "60fbaf81d8cfc56a13fa8863",
  "zoneName": "PAN INDIA"
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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    "_id": "627222afafd7d55eddeddd82",
    "role": "FRONTDESK",
    "firstName": "Pratibha",
    "email": "shilvanta_pratibha@yahoo.co.in",
    "lastName": "Shilvantha",
    "mobileNo": "9821518537",
    "shortName": "PS",
    "workWithDocumentMaker": "60f915d3f3dd69653a592199",
    "profilePhoto": "users/627222afafd7d55eddeddd82/
profilePhoto_1668057073669_Pratibha_Photo.jpg"
  },
  "siteEngineer": {
    "type": "EMPLOYEE",
    "_id": "62ea09ea4e679b264caf07d7",
    "role": "SITEENGINEER",
    "firstName": "Suraj",
    "email": "suraj@vastukala.org",
    "lastName": "Zore",
    "mobileNo": "8652448654",
    "designation": "",
    "shortName": "SZ",
    "workWithDocumentMaker": "60092304a16fab0f2af9b0c2",
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  "rateVerifier": {
    "type": "EMPLOYEE",
    "_id": "5fc78e26625ecd20ec1f88e9",
    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
    "workWithDocumentMaker": "1",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
    "designation": ""
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  "maker": {
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  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
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  "designation": ""
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  {
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      {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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        "title": {
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        "number": "IBBI/RV/07/2018/10366"
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  }
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"title": {
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  "title": {
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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    "label": "Registered Valuer"
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  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
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  "label": "BANK"
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"location": {
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"geo": {
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"siteVisit": {
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  "visitedDate": [
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      "remark": ""
    }
  ],
  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "Single_Unit",
  "label": "Single Unit"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "label": true
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  "country": {
    "status": true,
    "name": "Country",
    "key": "country",
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    "label": false
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  "village": {
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    "label": true
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  "value": "",
  "label": true
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"district": {
  "status": true,
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  "value": "Thane",
  "label": true
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"city": {
  "status": true,
  "name": "City",
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  "value": "Thane (West)",
  "label": false
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  "label": true
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  "value": "Thane",
  "label": true
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"key": "plotNo",
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"buildingName": {
  "status": true,
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  "label": false
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"selectArea": {
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
  "value": "Kolbad Road",
  "label": false
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  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "name": "Landmark",
  "key": "landmark",
  "value": "Vishal Tower Co-Op. Hsg. Soc. Ltd., Near Kolbad Naka",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "",
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  "name": "Project Name",
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  "value": "",
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
},
"newSurveyNumber": {
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "216(Pt.) & Tika No. 8",
  "label": true
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  "label": false
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  "label": true
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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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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood / Glass Door"
  },
  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Casting Capping Electrical wiring"
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
}
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  "ownership": {
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    "label": "sole ownership"
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}
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"populationClassList": {
  "value": "MiddleClass",
  "label": "Middle Class"
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"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
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  "label": "Thane Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
},
"asPerActualAgreement": {
  "north": "Siddhesh Building",
  "west": "White Bird Building",
  "south": "Internal Road",
  "east": "Savio Apartment"
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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": "Shop No. 5",
    "south": "Road",
    "west": "Shop No. 3"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed"
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  "empanelledOfApprovePlan": "N.A."
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "38800",
  "depreciatedBuildingRate": "1300"
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"igrRate": {
  "propertyName": "Shop",
  "rate": "225100",
  "landRate": "62900",
  "igrImage": "cases/659bcf538f39506e8347da08/igr_1704868008349_Image.png",
  "squareMeterGuideLineRate": "225100.00",
  "squareFeetGuideLineRate": "20912.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "68",
  "rate": "16090.00",
  "squareFeetGuideLineRate": "16090.00",
  "squareMeterGuideLineRate": "173196.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
  },
  "monthlyRent": "19,500.00",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
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  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
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"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per TMC norms",
"tenantName": "",
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},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "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"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "1992",
    "fullDate": "1/1/1992"
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  "planningArea": {
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"value": "Residential_cum_Commercial",
"label": "Residential cum Commercial"
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"label": "R.C.C. Framed"
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"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
"value": "Good",
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},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "28",
"ageOfBuilding": "32",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "11"
},
"finalPlinthArea": {
  "area": "201.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement to Transfer"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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    "value": "Railway_Station",
    "label": "Railway Station"
  },
  "routeMapImg": "cases/659bcf538f39506e8347da08/
routeMap_1704879445983_Image.png",
  "routeLat": "19.203856",
  "routeLng": "72.976714",
  "stationName": "Thane",
  "routeDistance": "2.1 Km"
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": true,
  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "u4jmh",
    "name": "u4jmh",
    "image": "cases/659bcf538f39506e8347da08/
routeMap_1704879344335_Image.png"
  }
]
},
"valuation": {
  "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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  "totalinteriorDecorationsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "7798800.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "7798800.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Wed Jan 10 2024 16:07:23 GMT+0530 (India Standard Time)",
  "number": "2304445",
  "dayCount": "13",
  "monthCount": "147",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "",
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      "orientation": "landscape"
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      "orientation": "portrait"
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"compositionImages": []
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    "max": "55556"
  },
  "builtUpRateRange": {
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    "max": "46297"
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"isEditable": true
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  "status": true,
  "isEditable": true
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  "isEditable": true
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  "status": true,
  "isEditable": true
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"potentialValue": {
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"status": 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",
leadType": {
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],
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"ownerPhoneNo": "9930452212",
"fullAddress": "Commercial Shop No. 4, Ground Floor, Vishal Tower, Vishal Tower Co-
Op. Hsg. Soc. Ltd., Near Kolbad Naka, CTS No. 216(Pt.) & Tika No. 8, Kolbad Road,
Village - Panchpakhadi, Taluka - Thane, District - Thane, Thane (West), PIN Code - 400
601, State - Maharashtra, India",
"remark": "",
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  {
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      "value": "60ae129baa6d152c1801b46c",
      "label": "Agreement For Transfer"
    },
    "inputs": {
      "documentDate": "05/05/2011",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Vijay Lalchand Sharma, Mrs. Meena Vijay Sharma & Mr.
Aniruddha Vinay Sharma",
      "to": {
        "value": "transferee",
        "label": "transferee"
      },
      "transferee": "Mr. Mitesh A. Barot"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "id": "525284",
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    "createdAt": "Wed Jan 10 2024 14:36:05 GMT+0530 (India Standard Time)"
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    "value": "60ae124baa6d152c1801b2fd",
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  },
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    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V.P._No._",
      "label": "V.P. No. "
    },
    "V.P._No._": "9783 / TMC / TDD / 588"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "id": "430989",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Wed Jan 10 2024 14:39:50 GMT+0530 (India Standard Time)"
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  "label": "Commercial"
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"caseNumber": "006197",
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"caseHistory": [
  {
    "id": "834776",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jan 08 2024 16:02:51 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Mitesh A. Barot",
    "phone": "9930452212",
    "ownershipShare": "",
    "email": "",
    "id": "700860"
  }
]
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      "label": "Square Feet"
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    "name": "Shop",
    "length": "",
    "length1": "9",
    "length2": "0",
    "width": "",
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    "width2": "0",
    "totalArea": "171.00",
    "images": [],
    "finalArea": "171.00",
    "extraAreas": []
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"otherComposition": [],
"externalReport": [],
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      "label": "Square Feet"
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    "totalAreaDocument": "201",
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    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
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    "docFinalSaleableSquareMeter": "0.00",
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    "expectedPrice": "12500000",
    "expectedRate": "55555.56",
    "builtUpExpectedRate": "46296.30",
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    "id": "164472"
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    "source": "Thane_homes",
    "expectedPrice": "13000000",
    "expectedRate": "43333.33",
    "builtUpExpectedRate": "13000000",
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    "id": "392090"
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    "area": "205",
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"orientation": "portrait"
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    "orientation": "portrait"
  },
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  "path": "cases/659bcf538f39506e8347da08/
externallmg_r_1704808118621_1704808207448_image_9.jpg",
  "orientation": "landscape"
},
{
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externallmg_r_1704808116190_1704808207448_image_8.jpg",
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  "orientation": "portrait"
},
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  "path": "cases/659bcf538f39506e8347da08/
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  "orientation": "portrait"
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    "path": "cases/659bcf538f39506e8347da08/
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    "filename": "1704868548625_OC.pdf",
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  },
  {
    "originalname": "Summary - mitesh.xlsx",
    "filename": "1704868548679_Summary__mitesh.xlsx",
    "path": "cases/659bcf538f39506e8347da08/
processingDocuments/1704868548679_Summary__mitesh.xlsx",
    "size": "4296052",
    "createdAt": "Wed Jan 10 2024 12:05:49 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  }
],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [],
"createdAt": "2024-01-08T10:32:51.067Z",
"updatedAt": "2024-01-10T10:43:02.640Z",
"__v": 0,
"invoiceId": "659bcf538f39506e8347da11",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Mr. Mitesh A. Barot",
"email": "",
"isExternal": "false",
"isUrgent": "false",
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```

"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "9930452212",
"buildingServicesRate": "2500",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement to Transfer",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 201.00",
"flatRate": "40000",
"landOtherRate": "37500",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": true,
  "mall": false
},
"briefDescOfProperty": "Shop",
"carpetTotal": "171.00",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "188.10",
"finalCarpetArea": "171.00",
"finalSalableArea": "206.91",
"salablePercentage": "10",
"toBeAdded": "",
"finalSaleablePercentage": "0",
"extendOfSiteRemark": "",
"siteMeasurementRemark": ""

```

Name	Length	Width	Total
Composition :			
Shop	9'0"	19'0"	171.00
Other Composition :			