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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "value": "Bank_Loan"
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141b8b",
    "email": "coorddesk.rasmecbhy@sbi.co.in",
    "firstName": "SHASHI RANJAN",
    "mobileNo": "",
    "workMobileNo": "9867369914",
    "lastName": "RANJAN"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "9239000",
    "discussWithPerson": "SHASHI RANJAN",
    "expectedFees": 4619.5,
    "quotedAmount": ""
  },
  "organization": {
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"_id": "643a5702108b68389ed72f71",
"name": "Mumbai",
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"email": "vastukalamumbai@vastukala.com",
"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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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": {
  "_id": "63b26511191f7b344b008a1d",
  "name": "RASMECCC BHAYANDAR",
  "branchCode": "",
  "mobileNo": "022-28149108",
  "alternateMobileNo": "",
  "email": "Coorddesk.rasmecbhy@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "RASMECCC Bhayandar Branch\nUnit No. 101, 102, 103B, 1st Floor, IT
Landmark Building, 150ft. Road, Near Hotel Shree Nidhi, \nOpp. Maxus Mall,
Bhayander (West), Thane – 401 101, \nState – Maharashtra, Country – India."
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
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"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": ""
},
"siteEngineer": {
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  "_id": "64d09914dc9f3034f3008833",
  "role": "SITEENGINEER+MAKAR",
  "firstName": "Meetal",
  "email": "meetalirasal@gmail.com",
  "lastName": "Rasal",
  "mobileNo": "7397882283",
  "designation": "Junior Architect",
  "shortName": "MR",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "_id": "60092304a16fab0f2af9b0c2",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Prajakta",
  "email": "prajakta@vastukala.org",
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  "designation": "",
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"checker": {
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  "designation": "",
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      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    ],
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
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        },
        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
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      "label": "Chartered Engineer"
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    "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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},
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  "value": "BANK"
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  "longitude": "72.87010432675307"
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"siteVisit": {
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    "dateTime": "23/01/2024 12:00 am"
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"visitedDate": [
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    "dateTime": "2024-01-24",
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  {
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    "dateTime": "2024-01-24",
    "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
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"address": {
  "state": {
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    "label": true
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  "value": "Navghar",
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  "label": false
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  "label": true
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "Mira Bhayandar Road",
  "label": false
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"landmark": {
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  "name": "Landmark",
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"key": "landmark",
"value": "",
"label": false
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"wing": {
  "status": false,
  "name": "Wing",
  "key": "wing",
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  "label": true
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  "key": "projectName",
  "value": "Poonam Garden",
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "value": "",
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  "key": "selectNo",
  "value": "303",
  "label": false
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  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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"value": "",
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  "name": "Postal Code",
  "key": "postalCode",
  "value": "PIN Code - 401 107",
  "label": false
},
"suburb": {
  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Mira Road (East)",
  "label": false
}
},
"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 Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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    "label": "Joint Ownership"
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  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Mira Bhayander Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
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    "west": "Unique Heights",
    "south": "Slum Area",
    "east": "Solitaire - 2 Society"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
  },
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      "west": "",
      "south": "",
      "east": ""
    }
  },
}
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"asPerDocument": {
  "north": "",
  "west": "",
  "south": "",
  "east": ""
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"isDisplay": false,
"title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
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- 10 dated 26.03.2010 issued by Mira Bhayandar Municipal Corporation",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "21",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "12912",
  "depreciatedBuildingRate": "2212"
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"igrRate": {
  "propertyName": "Residential ",
  "rate": "98300",
  "landRate": "29950",
  "igrImage": "cases/65af9a5e8babf21ac5dcee1d/igr_1706073144050_Image.png",
  "squareMeterGuideLineRate": "98300.00",
  "squareFeetGuideLineRate": "9132.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "86",
  "rate": "8243.00",
  "squareFeetGuideLineRate": "8243.00",
  "squareMeterGuideLineRate": "88731.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  }
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},
"propertyOccupiedByList": {
  "value": "Vacant",
  "label": "Vacant"
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"monthlyRent": "18000.00 Expected rental income per Month",
"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 MBMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "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 Masonry"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt + Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  }
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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  "year": "2010",
  "fullDate": "1/1/2010"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "14",
"totalLifeBuilding": "60",
"estimatedAge": "46",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "3",
"noOfLifts": "1",
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"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "664.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65af9a5e8babf21ac5dcee1d/
routeMap_1706157713252_Image.png",
    "routeLat": "19.286439",
    "routeLng": "72.871432",
    "stationName": "Mira Road",
    "routeDistance": "2.00 Km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latlng": true,
    "finallatlng": true
  },
  "locationMapImg": [
    {
      "id": "4xuyb",
      "name": "4xuyb",
      "image": "cases/65af9a5e8babf21ac5dcee1d/
routeMap_1706157670751_Image.png"
    }
  ]
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"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "8573568.00",
"finalValue": "8573568.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Thu Jan 25 2024 16:20:18 GMT+0530 (India Standard Time)",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/65af9a5e8babf21ac5dcee1d/
externallmg_1706155421038_WhatsApp_Image_20240125_at_092421_2.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "65b1dd9d09f5e9474b4ec4a1",
    "name": "Living Room",
    "path": "cases/65af9a5e8babf21ac5dcee1d/
externallmg_1706155421063_WhatsApp_Image_20240125_at_092424.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
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    "max": "14375"
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  "quantity": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "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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  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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  "PRINT": false,
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"ownerPhoneNo": "8779416855",
"appAddress": "FLAT NO 303 BLDG NO 12 SOLITAIRE 3 CHS LTD 3 RD FLOOR
BLDG NO 12-16 POONAM GARDEN OFF MIRA BHAYNDER ROAD MIRA ROAD
EAST THANE 401107",
"remark": "Any Query contact Surekha Gupta 9594632274",
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    "inputs": {
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      "from": {
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        "label": "Seller"
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      "Seller": "Mr. Nigel Jude Mathias & Mrs. Anuradha Gokhale",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
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    }
  },

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"purchaser": "Mr. Rohit Bhausahab Shinde & Mrs. Savita Bhausahab Shinde",
"number": {
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    "label": "7/12 Extract"
  },
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    "Document_No": "N.A."
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  "inputs": {
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
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      "label": "Document No"
    },
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  },
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  "fileName": "document_1706009330879_ROHIT_SHINDE__OC.pdf"
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
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      "label": "Document No"
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    "Document_No": "4594 / 09 - 10"
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  "displayStatus": true,
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  },
  {
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    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Mira Bhayander Municipal Corporation"
      },
      "to": {
        "value": "transferee",
        "label": "transferee"
      },
      "transferee": "Nigel J Mathias / Anuradha G",
      "number": {
        "value": "Property_No",
        "label": "Property No"
      },
      "Property_No": "F050037155018 / 303"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "683384",
    "path": "cases/65af9a5e8babf21ac5dcee1d/document_1706155522679_Nigel_Mira_Road_Property_Tax_Bill_Payment_Receipt_202324.pdf",
    "fileName": "document_1706155522679_Nigel_Mira_Road_Property_Tax_Bill_Payment_Receipt_202324.pdf"
  },
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      "label": "Gas Consumption Bill"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
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        "label": "Mahanagar Gas Limited"
      }
    },
  },
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"to": {
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"transferee": "Mr. Nigel J Mathias ",
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  "label": "CA No"
},
"CA_No": "2100 0074 7120"
},
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"fileName": "document_1706155538262_NM__Mahanagar_Gas_Bill.pdf"
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  "inputs": {
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    "to": {
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      "label": "transferee"
    },
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    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "011"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "882952",
  "path": "cases/65af9a5e8babf21ac5dcee1d/
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}
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"caseNumber": "006515",
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"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
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    "description": "Create Lead",
    "datetime": "Tue Jan 23 2024 16:22:14 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rohit Bhausahab Shinde ",
    "phone": "8779416855",
    "ownershipShare": "",
    "email": "",
    "id": "118533"
  },
  {
    "name": "Mrs. Savita Bhausahab Shinde ",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "673654"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
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    "name": "Living Room",
    "length": "9.75",
    "length1": "9",
    "length2": "9",
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    "width1": "15",
    "width2": "3",
    "totalArea": "148.69",
    "images": [],
    "extraAreas": [],
    "finalArea": "148.69"
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  ]
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  "name": "Passage",
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  "length1": "11",
  "length2": "4",
  "width": "",
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  "width2": "3",
  "totalArea": "36.83",
  "images": [],
  "finalArea": "36.83",
  "extraAreas": []
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "2",
  "name": "Passage",
  "length": "15.08",
  "length1": "15",
  "length2": "1",
  "width": "3.33",
  "width1": "3",
  "width2": "4",
  "totalArea": "50.28",
  "images": [],
  "extraAreas": [],
  "finalArea": "50.28"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "3",
  "name": "Bathroom",
  "length": "6.58",
  "length1": "6",
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"width2": "9",
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"extraAreas": [],
"finalArea": "24.69"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Cupboard",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
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  "width2": "6",
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Navghar, Mira Road (East), Taluka - Thane, District - Thane, PIN Code - 401 107, State
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}

Name	Length	Width	Total
Composition :			
Living Room	9'9"	15'3"	148.69
Passage	11'4"	3'3"	36.83
Passage	15'1"	3'4"	50.28
Bathroom	6'7"	3'9"	24.69
Cupboard	4'1"	8'6"	34.71
Kitchen	7'10"	9'3"	72.46
Cupboard	2'6"	8'6"	21.25
WC	3'8"	3'1"	11.31
Bedroom	10'5"	9'00"	93.75
Bedroom	9'7"	12'6"	119.79
Toilet	3'9"	6'6"	24.37
Other Composition :			
Balcony Area	5'00"	3'10"	19.17
Balcony Area	8'4"	2'2"	18.06
Balcony Area	9'9"	2'6"	24.37