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{
  "typeOfReport": {
    "label": "Shop",
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "64c200299d3a3e4ed9d327b3"
    },
    "type": "CREDITOFFICER",
    "_id": "65dd8c75e333566c7d303504",
    "firstName": "Manish",
    "lastName": "Mohan",
    "mobileNo": "",
    "workMobileNo": "9321793287",
    "email": "rmre1.svroadborivali@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 3102.3675000000003,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "S.V. Road Borivali West Branch ( 15781 S M E Branch)",
  "branchCode": "",
  "mobileNo": "2228954972",
  "alternateMobileNo": "",
  "email": "sbi.15781@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "101. 1st Floor, Landmark Building, Near Petrol Pump, S.V Road, Borivali
(West), Mumbai - 400 092 "
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Commercial"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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  "pickupPerson": {
    "type": "EMPLOYEE",
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  "_id": "60af6ae22ffdf65bcd65861d",
  "role": "PICKUPPERSON",
  "firstName": "Sunil",
  "email": "misalsunil87@gmail.com",
  "lastName": "Misal",
  "mobileNo": "8422982721",
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\\profilePhoto_1622701583996_WhatsApp Image 2021-06-03 at 11.43.11 AM.jpeg"
},
"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
  "shortName": "AS",
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  "profilePhoto": "users/62720a36afd7d55eddedc4a7/
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"rateVerifier": {
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  "_id": "64dc7184ccaf1e7b7f637f47",
  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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},
"maker": {
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  "_id": "62fe044a48a26047e6552796",
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  "email": "pradnya@vastukala.org",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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  {
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
        "title": {
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    ]
  }
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      "label": "Chartered Engineer"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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"siteVisit": {
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    {
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    }
  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
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      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2024-06-08",
      "remark": "MANUAL_IN_TASK"
    }
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"marketAnalysisAndRemark": {
  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "name": "State",
    "key": "state",
    "value": "Maharashtra",
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    "name": "Country",
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  "value": "Ground",
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  "value": "",
  "label": true
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  "value": "Mumbai Suburban ",
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  "value": "",
  "label": false
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  "value": "",
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  "key": "plotNo",
  "value": "457, T.P.S. III",
  "label": true
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  "label": false
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  "label": true
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  "key": "street2",
  "value": "Ashthavinayak Road",
  "label": false
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  "value": "",
  "label": false
}
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  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "key": "selectNo",
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  "label": false
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  "key": "municipalityWardNo",
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  "label": true
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  "key": "khataNo",
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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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  "value": "",
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  "key": "postalCode",
  "value": "PIN - 400 092",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Borivali (West)",
  "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": "Aluminium Sliding Windows with window grills"
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
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    "west": "New MHB Colony Road ",
    "south": "Gorai Samriddhi CHSL ",
    "east": "Shubh Labh CHSL"
  },
  "asPerDocumentAgreement": {
    "north": "MHADA other Property ",
    "west": "44 Ft. DP Road ",
    "south": "D.P.Road & Next Open Plot of Land Reserved for Garden ",
    "east": "120 Ft. D.P. Road "
  },
  "unitBoundaries": {
    "asPerActual": {
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      "west": "",
      "south": "",
      "east": ""
    },
    "asPerDocument": {
      "north": "",
      "west": "",

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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "The Composition of Commercial Shop is Working Area.
The Shop is used by Magnet Broadband Service. ",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and
not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "36",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "1008",
  "depreciatedCostOfConstruction": "27992.00",
  "depreciatedBuildingRate": "1792"
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"igrRate": {
  "propertyName": "Shop",
  "rate": "65780",
  "landRate": "22370",
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"squareMeterGuideLineRate": "65780.00",
"squareFeetGuideLineRate": "6111.00"
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"igrFinalRate": {
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  "rate": "4214.00",
  "squareMeterGuideLineRate": "45363.00",
  "squareFeetGuideLineRate": "4214.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "25,000/- Present 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 MCGM norms ",
  "tenantName": "Miss. Minal Kambali",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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  }
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},
"partitions": {
  "value": "6\"_Thk._Brick_Masonry",
  "label": "6\" Thk. Brick Masonery"
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2000",
  "fullDate": "1/1/2000"
},
"planningArea": {
  "value": "Residential_cum_Commercial",
  "label": "Residential cum Commercial"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
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"label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
}
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "As_Per_Previous_valuation_Report",
  "label": "As Per Previous valuation Report"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "24",
"totalLifeBuilding": "60",
"estimatedAge": "36",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "30"
},
"finalPlinthArea": {
  "area": "270.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/665d622259496f15880e8700/
routeMap_1718004202554_Image.png",
    "routeLat": "19.227556",
    "routeLng": "72.838694",
    "stationName": "Borivali West",
    "routeDistance": "700 Mtrs. "
  },
  "finalLatLng": {
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      null,
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    "type": "Point"
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"showLocation": {
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    "name": "tq412",
    "image": "cases/665d622259496f15880e8700/
routeMap_1718004112965_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalinteriorDecorationsRate": "0",
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"outward": {
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    "isHideFloor": false,
    "status": true
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    "status": false
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  "fullBuildingRcc": {
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    "status": false
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  "isHideFloor": false,
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"externalPlastering": {
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "status": false
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  "status": true
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externallmg_1717841685745_WhatsApp_Image_20240608_at_141655_2.jpeg",
      "orientation": "portrait"
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  "externalPhotos": [],
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  "societyNameBoardImage": [],
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      "name": "Working Area",
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      "orientation": "portrait"
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    {
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    "orientation": "portrait"
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    "name": "Working Area",
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    "orientation": "portrait"
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    "status": false,
    "_id": "66642f1546c7a930aad3fcd5",
    "name": "Working Area",
    "path": "cases/665d622259496f15880e8700/
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    "orientation": "portrait"
  },
}
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  "orientation": "portrait"
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  "carpetRateRange": {
    "min": "32500.00",
    "max": "40000.00"
  },
  "builtUpRateRange": {
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    "max": "33334.00"
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  "saleableRateRange": {
    "min": "22570.00",
    "max": "27778.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
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"status": true,
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  "isEditable": true
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
taskStatus": {
  "SITE_INSPECTION": false,
  "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
},
createCase": "false",
type": "CASE",
leadType": {
  "label": "Lead",
  "value": "LEAD"
},
siteVisitType": "FULL",
isSiteMeasurementAllowed": true,
finalValuationArea": "270.00",
empanelmentNo": [
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"status": true,
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"_id": "665d622259496f15880e8700",
"ownerName": "Mr. Laxmikant Ramchandra Sawant",
"ownerPhoneNo": "8652458973",
"appAddress": "Shop No 21 Ground floor Prathamesh Leela New MHB Colony
Ashtvinayak Road Borivali West Mumbai 400092",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "21/03/2002",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Sailee Developers Pvt. Ltd. ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Laxmikant Ramchandra Sawant",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "Not available "
    },
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    "path": "cases/665d622259496f15880e8700/
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  },
  {
    "documentType": {
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    "label": "No Objection Certificate "
  },
  "inputs": {
    "documentDate": "18/01/1996",
    "remark": " Document No. CO / BB / Arch / NOC / 417 of 961for Redevelopment
issued by MHADA. "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "303031",
  "path": "cases/665d622259496f15880e8700/document_1717400373151_Valuation_
Report_Laxmikant_Ramchandra_Sawantdoc_1.pdf",
  "fileName": "document_1717400373151_Valuation_Report_Laxmikant_Ramchandra
_Sawantdoc_1.pdf"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ee",
    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "28/07/2020",
    "remark": " in the name of Mr. Laxmikant Ramchandra Sawant issued by Vastukala
Consultants Pvt. Ltd"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1718001654380_previous_valuation_report.pdf",
  "path": "cases/665d622259496f15880e8700/
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  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Jun 10 2024 12:10:54 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Share Certificate "
  },
  "inputs": {
    "documentDate": "25/07/2015",
    "remark": " in the name of Mr. Laxmikant Ramchandra Sawant issued by
Prathamesh Leela Co-Op. Hsg. Soc. Ltd",
    "number": {
      "value": "No",
      "label": "No"
    }
  }
}
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    },
    "No": "107"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "id": "567930",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Mon Jun 10 2024 12:36:44 GMT+0530 (India Standard Time)"
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],
"caseNumber": "009051",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
  {
    "id": "170515",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Jun 03 2024 11:56:42 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Laxmikant Ramchandra Sawant",
    "phone": "8652458973",
    "ownershipShare": "",
    "email": "",
    "id": "663161"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "value": "Square_Feet",
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    },
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    "name": "Working Area",
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    "length1": "217",
    "length2": "00",
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"extraAreas": [],
"finalArea": "217.00"
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"externalReport": [],
"documentPerArea": [
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  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "totalAreaDocument": "270",
  "squareMeterArea": "25.08",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBUILTUPPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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  "carpetArea": {
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    "squareMeterArea": "18.39",
    "expectedRate": "37878.79",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "237.60",
    "squareMeterArea": "22.07",
    "expectedRate": "31565.66",
    "percentage": "20"
  }
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},
"saleableArea": {
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  "percentage": "20"
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"property": "Shop",
"area": "198",
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"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "7500000",
"expectedRate": "37878.79",
"builtUpExpectedRate": "31565.66",
"image": "cases/665d622259496f15880e8700/
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"squareMeter": "18.39",
"id": "419518"
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{
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    "squareMeterArea": "18.12",
    "expectedRate": "40000.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "234.00",
    "squareMeterArea": "21.74",
    "expectedRate": "33333.33",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "280.80",
    "squareMeterArea": "26.09",
    "expectedRate": "27777.78",
    "percentage": "20"
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  "printlnReport": true,
  "_id": "6664436046c7a930aad41332",
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"property": "Shop",
"area": "195",
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"areaType": "Carpet",
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"expectedPrice": "7800000",
"expectedRate": "40000.00",
"builtUpExpectedRate": "33333.33",
"image": "cases/665d622259496f15880e8700/
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"squareMeter": "18.12",
"id": "913251"
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{
"carpetArea": {
"area": "162.53",
"squareMeterArea": "15.10",
"expectedRate": "37531.53",
"percentage": ""
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"builtUpArea": {
"area": "195.04",
"squareMeterArea": "18.12",
"expectedRate": "31275.64",
"percentage": "20"
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"property": "Shop",
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"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "6100000",
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"expectedRate": "37531.53",
"builtUpExpectedRate": "6100000",
"image": "cases/665d622259496f15880e8700/
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"squareMeter": "18.12",
"id": "701440"
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    "area": "200.00",
    "squareMeterArea": "18.58",
    "expectedRate": "32500.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "240.00",
    "squareMeterArea": "22.30",
    "expectedRate": "27083.33",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "288.00",
    "squareMeterArea": "26.76",
    "expectedRate": "22569.44",
    "percentage": "20"
  },
  "printlnReport": true,
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  "builtUpPercentage": "20",
  "saleablePercentage": "20",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "6500000",
  "expectedRate": "32500.00",
  "builtUpExpectedRate": "27083.33",
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  "squareMeter": "18.58",
  "id": "621685"
}
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externallmg_1717841685697_WhatsApp_Image_20240608_at_141650.jpeg",
  "orientation": "portrait"
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  "path": "cases/665d622259496f15880e8700/
externallmg_1717841685701_WhatsApp_Image_20240608_at_141651.jpeg",
  "orientation": "portrait"
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  "name":
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  "path": "cases/665d622259496f15880e8700/
externallmg_1717841685710_WhatsApp_Image_20240608_at_141652_1.jpeg",
  "orientation": "portrait"
},
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Hsg. Soc. Ltd. , Plot No. 457, T.P.S. III, CTS No. 22, New MHB Colony, Ashthavinayak
Road, Borivali (West), Taluka - Borivali , District - Mumbai Suburban , PIN - 400 092,
State - Maharashtra, Country - India",
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| Name | Length | Width | Total |
|------------------------|---------------|--------------|--------------|
| Composition : | | | |
| Working Area | 217'00" | 1'00" | 217.00 |
| Other Composition : | | | |