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  "creditOfficer": {
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    "firstName": "Krushna ",
    "type": "CREDITOFFICER",
    "_id": "65ba192e6635d840ef56c043",
    "lastName": "Dhanvij",
    "mobileNo": "",
    "workMobileNo": "8600786009",
    "email": "sbi.15521@sbi.co.in"
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "status": true
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  "name": "SME Credit Centre Borivali (West)",
  "email": "sbi.15781@sbi.co.in",
  "mobileNo": "022-28954966",
  "alternateMobileNo": "",
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Landmark Building, S. V. Road, Near Petrol Pump, Borivali (West), Mumbai – 400 092,
State - Maharashtra, Country - India.\r\n\r\n\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA-SMECCC BORIVALI",
  "fax": "022-28909092",
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  "lastName": "TEMKAR",
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  "shortName": "SAHADEV",
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  "role": "SITEENGINEER",
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  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
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  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "lastName": "Khedekar",
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  "email": "manoj@vastukala.org",
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"fatherName": "Baburao"
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      "status": "COMPLETED",
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"label": true
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  "value": "",
  "label": false
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  "value": "A",
  "label": true
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  "label": true
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  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Aluminium Sliding Window "
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    "label": "Cement Plastering"
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"whetherCoveredUnderAnyState": {
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"asPerActualAgreement": {
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"east": "Sadanand Raut Industries"
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"south": "Staircase",
"west": "Industrial Gala No. 107"
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"asPerDocument": {
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"west": "Details not available"
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  },
  "extraDetailOfProperty": "As per Site Inspection, The composition of industrial Gala is Working Area + Toilet + Back side passage Area + Loft Area. ",
  "dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. CIDCO / VVSR / BP - 1064 / E / 2000 dated 08.01.2000 issued by CIDCO",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "As per Site Inspection, industrial gala constructed with Loft Area. Construction permission for the Loft area is not provided hence not considered for the purpose of valuation. We have considered the area as per the agreement for the purpose of valuation.",
  "depreciationPercentage": "34.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "6234",
  "depreciatedBuildingRate": "1834"
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"igrRate": {
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  "rate": "60100",
  "landRate": "12300",
  "igrImage": "cases/66a12e2c33eb9d72554aeebe/igr_1722324833579_Image.png",
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  "squareFeetGuideLineRate": "5583.00"
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"igrFinalRate": {
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"depreciationPercentage": "77",
"rate": "4562.00",
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  "propertyTypeOfUseList": {
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    "label": "Industrial"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "16,000/- 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 CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developing Area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\\ Thk. Brick Masonery"
  }
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"pavementLaid": {
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"carParking": "Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2001",
  "fullDate": "1/1/2001"
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"planningArea": {
  "value": "Industrial",
  "label": "Industrial"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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  "value": "Good",
  "label": "Good"
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},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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"protAgainstNatDis": {
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
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  "label": "Yes"
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"yearOfConstructionAsPer": {
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    "value": "as_per_occupancy_certificate",
    "label": "As per occupancy certificate"
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  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "37",
  "ageOfBuilding": "23",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "1",
  "flatFloorNo": "1",
  "noOfLifts": "",
  "noOfDwellingUnitsInBuilding": "14"
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"finalPlinthArea": {
  "area": "913.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66a12e2c33eb9d72554aeebe/
routeMap_1722336032980_Image.png",
    "routeLat": "19.408077",
    "routeLng": "72.853402",
    "stationName": "Vasai Road",
    "routeDistance": "5.6 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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  "finalLatLng": false
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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"finalValue": "5691642.00"
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"outward": {
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"underConstruction": {
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    "isHideFloor": false,
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  "fullBuildingRcc": {
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    "status": false
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  "status": false
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  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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},
"guidelineDetails": {
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"reportImages": {
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "status": false,
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    "orientation": "landscape"
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"parkingImages": [
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    "name":
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    "path": "cases/66a12e2c33eb9d72554aeebe/
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    "orientation": "landscape"
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    "status": false,
    "_id": "66a47795d45eb434430a68a8",
    "name":
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externallmg_1722054549096_WhatsApp_Image_20240727_at_094529_2.jpeg",
    "orientation": "landscape"
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    "status": false,
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    "path": "cases/66a12e2c33eb9d72554aeebe/
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "_id": "66a477a4197cde340b3fe67a",
    "name":
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    "orientation": "portrait"
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externallmg_1722054563887_WhatsApp_Image_20240727_at_094526.jpeg",
    "orientation": "portrait"
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  {
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externallmg_1722054563890_WhatsApp_Image_20240727_at_094527_1.jpeg",
    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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  "carpetRateRange": {
    "min": "6365.00",
    "max": "8572.00"
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    "builtUpRateRange": {
      "min": "5304.00",
      "max": "7147.00"
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    "saleableRateRange": {
      "min": "0.00",
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  },
  "detailsOfValuation": {
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      "quantity": "0.00",
      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "isEditable": false
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      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "isEditable": true
    },
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      "quantity": "0.00",
      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "isEditable": true
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    "kitchenArrangements": {
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      "quantity": "0.00",
      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "isEditable": true
    },
    "superfineFinish": {
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      "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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"title": "Total",
"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "913.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66a12e2c33eb9d72554aeebe",
"ownerName": "Mr.Virji Babulal Gada proprietor of M/s. Patel Products",
"ownerPhoneNo": "9820915235",
"appAddress": "Industrial Gala No. 106,1st flr, A Wing, Evershine Industrial premise,
co-op society Ltd, Plot No. 2,3,4,5,6,7,13 & 14 (241,242,243,244,246) Village
Gokhivare Vasai East, Taluka-Vasai Dist-Palghar, 401208.",
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"remark": "Accountant Mr. Ramesh M. No. 9820915235",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "10/08/2010",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "M/s. Crimp Techniques Inc.",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr.Virji Babulal Gada proprietor of M/s. Patel Products",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "13092/2010"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "854959",
    "path": "cases/66a12e2c33eb9d72554aeebe/document_1721838936409_1721838800582_Mr_Virji_Babulal_Gada_241242243244__246.pdf",
    "fileName": "document_1721838936409_1721838800582_Mr_Virji_Babulal_Gada_241242243244__246.pdf"
  },
  {
    "documentType": {
      "value": "60ae1248aa6d152c1801b2ee",
      "label": "Previous Valuation Report"
    },
    "inputs": {
      "documentDate": "07/07/2021",
      "remark": "issued by S. D. Thakare"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "915712",
    "path": "cases/66a12e2c33eb9d72554aeebe/document_1721839091980_17218389
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87676_Valuation_Old_report_Virji_Babulal_Gada_Ms_Patel_Product.pdf",
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},
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  "documentType": {
    "value": "60ae1256aa6d152c1801b332",
    "label": "N.A. Order from district collector Thane"
  },
  "inputs": {
    "documentDate": "16/10/1993"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1722407930947_113407.pdf",
  "path": "cases/66a12e2c33eb9d72554aeebe/
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  "id": "775119",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Wed Jul 31 2024 12:08:51 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "08/01/2001",
    "nameOfApprovingAuthority": {
      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "CIDCO / VVSR / BP - 1064 / E / 2008"
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  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1722407995839_273953.pdf",
  "path": "cases/66a12e2c33eb9d72554aeebe/
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  "id": "250932",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Wed Jul 31 2024 12:09:55 GMT+0530 (India Standard Time)"
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        "label": "Society Registration Certificate"
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      "inputs": {
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        "number": {
          "value": "Document_No",
          "label": "Document No"
        },
        "Document_No": "-"
      },
      "isHardCopy": false,
      "displayStatus": true,
      "fileName": "document_1722408050316_164325.pdf",
      "path": "cases/66a12e2c33eb9d72554aeebe/
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      "id": "703818",
      "uploadedBy": "627221f4afd7d55eddeddcb4",
      "createdAt": "Wed Jul 31 2024 12:10:50 GMT+0530 (India Standard Time)"
    }
  ],
  "caseNumber": "010144",
  "createdBy": "667112d324f3ba1343e5ac5c",
  "caseHistory": [
    {
      "id": "148857",
      "title": "Create Lead",
      "description": "Create Lead",
      "datetime": "Wed Jul 24 2024 22:09:08 GMT+0530 (India Standard Time)"
    }
  ],
  "owners": [
    {
      "name": "Mr.Virji Babulal Gada proprietor of M/s. Patel Products",
      "phone": "9820915235",
      "ownershipShare": "",
      "email": "",
      "id": "350984"
    }
  ],
  "proposePurchasers": [],
  "siteInspection": [],
  "composition": [
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "238613",
  "name": "Working Area",
  "length": "30.67",
  "length1": "30",
  "length2": "8",
  "width": "19.75",
  "width1": "19",
  "width2": "9",
  "totalArea": "605.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "605.67"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "1",
  "name": "Working Area",
  "length": "9.17",
  "length1": "9",
  "length2": "2",
  "width": "19.83",
  "width1": "19",
  "width2": "10",
  "totalArea": "181.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "181.81"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Gala",
  "length": "20.25",
  "length1": "20",
  "length2": "3",
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"width": "19.25",
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"width2": "3",
"totalArea": "389.81",
"images": [],
"extraAreas": [],
"finalArea": "389.81"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Loft",
    "value": "Loft"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "length": "",
  "length1": "10",
  "length2": "8",
  "width": "",
  "width1": "19",
  "width2": "7",
  "totalArea": "208.89",
  "images": [],
  "extraAreas": [],
  "finalArea": "208.89",
  "percentageBeforeTotal": "208.89",
  "percentage": "100"
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  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Loft",
    "value": "Loft"
  },
}
```



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  "value": "Square_Feet",
  "label": "Square Feet"
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"id": "2",
"length": "",
"length1": "19",
"length2": "7",
"width": "",
"width1": "11",
"width2": "9",
"totalArea": "230.10",
"images": [],
"extraAreas": [],
"finalArea": "230.1",
"percentageBeforeTotal": "230.10",
"percentage": "100"
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],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "84.82",
    "totalAreaDocument": "913.00",
    "docBultupPercentage": "",
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    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "756110"
  }
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"images": [],
"indicatorArr": [
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    "carpetArea": {
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"area": "667.00",
"squareMeterArea": "61.97",
"expectedRate": "6364.32",
"percentage": ""
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"area": "800.40",
"squareMeterArea": "74.36",
"expectedRate": "5303.60",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
"_id": "66a897c57a0b656fbbdc7d64",
"property": "Evershine Industrial Estate Vasai East",
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"lastName": "Khedekar",
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"updatedAt": "2024-07-31T07:48:08.668Z",
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Evershine Industrial Estate Premises Co-op. Soc. Ltd., Plot No. 2, 3, 4, 5, 6, 7, 13 & 14,
New/Current Survey No. 241, 242, 243, 244 & 246, Village - Gokhivare, Vasai (East),
Taluka - Vasai, District - Palghar, PIN Code - 401 208, State - Maharashtra, India",
"updatedAt": "60092304a16fab0f2af9b0c2",
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"email": "",
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"ownershipShare": "",
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"buildingServicesRate": "2800",
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"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
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"landOtherRate": "4400",
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  "mall": false
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"otherCompositionSaleableTotal": "0.00",
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"finalBuiltpArea": "1939.54",
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Area in Sq. Ft. = 390.00\nLoft Area in Sq. Ft. = 439.00\n(Area as per Actual Site
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"toBeAdded": "",
"reportGeneratedDate": "Wed Jul 31 2024 12:58:00 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-07-25"
}

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Name	Length	Width	Total
Composition :			
Working Area	30'8"	19'9"	605.67
Working Area	9'2"	19'10"	181.81
Gala	20'3"	19'3"	389.81
Other Composition :			
Loft	10'8"	19'7"	208.89
Loft	19'7"	11'9"	230.10