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    "RVDSValues": true,
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    "firstName": "REEMA ",
    "type": "CREDITOFFICER",
    "_id": "63d11f65be948726cc141955",
    "email": "reema.naik@sbi.co.in",
    "mobileNo": "",
    "workMobileNo": "9920531916",
    "lastName": "PANCHHA"
  },
  "fees": {
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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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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "name": "SMECC PRABHADEVI",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "sbi.21013@sbi.co.in",
  "fax": "",
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Road, Near Siddhi Vinayak Temple, \nPrabhadevi, Mumbai - 400 025."
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"role": "PICKUPPERSON",
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"lastName": "KAJWE",
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"siteEngineer": {
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"lastName": "Shaikh",
"mobileNo": "8552884500",
"designation": "",
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"designation": "",
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      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
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  "label": false
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "townplanApprovedByList": {
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    "label": "Vasai Virar City Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "east": "Nallasopara Vasai Link Road"
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      "south": "Marginal Space ",
      "west": "Shop No. 14"
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    "asPerDocument": {
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    "auto": {
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    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "The Composition of Commercial Shop is Working Area only.",
  "dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "As per site inspection, Measurement Carpet area & Built-Up Area mentioned in the documents is almost same. We have considered area mentioned in the documents for valuation. ",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "22287.5",
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  "rate": "89400",
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "7066.00",
  "squareMeterGuideLineRate": "76062.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Commercial Purpose"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "19,000/- Present rental income per month",
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  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
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  "tenantName": "Mr. Mukesh Chaudhary ",
  "maintenanceOfFlat": "Good"
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"marketability": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"label": "R. C. C. Slab"
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"partitions": {
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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  "value": "Yes",
  "label": "Yes"
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"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "2005",
  "fullDate": "1/1/2005"
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"planningArea": {
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  "label": "Residential cum Commercial"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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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": "Good"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
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  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
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"groundStilt": {
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  "label": "Ground"
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"yearOfConstructionAsPer": {
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  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "41",
"ageOfBuilding": "19",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "50"
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"finalPlinthArea": {
  "area": "137.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
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routeMap_1724935031776_Image.png",
    "routeLat": "19.408222",
    "routeLng": "72.826833",
    "stationName": "Vasai Road ",
    "routeDistance": "4.8 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
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    "name": "32vtc",
    "image": "cases/66cee64a0f117327db77efdb/
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  }
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "totalelectricityDepositsRate": "0",
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"distressValuePercentage": "80",
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"outward": {
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  "number": "2307939",
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  "rccFootingFoundation": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
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      "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
},
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    "max": "30878.00"
  },
  "builtUpRateRange": {
    "min": "20690.00",
    "max": "25731.00"
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  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "estimatedValue": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "quantity": "0.00",
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"ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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
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  "value": "LEAD"
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Shri. Kailash Chander Sharma & Rajkumari Sharma ",
"ownerPhoneNo": "9320541512",
"appAddress": "Commercial Shop No 16 Ground Floor C Wing Shalibhadra Regency
Shalibhadra Nagar Village Achole Vasai East taluka Vasai District Palghar-401209",
"remark": "Banker wants report till 30/08/2024\nBanker Name- Shambhavi Varma
\nMob- 7783057201\n\nPrevious valuation report Case No - (20428/35857)",
"documents": [
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      "label": "Agreement for sale"
    }
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  "inputs": {
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"documentDate": "27/12/2005",
"from": {
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"to": {
  "value": "Purchasers",
  "label": "Purchasers"
},
"Purchasers": "Shri. Kailash Chander Sharma & Rajkumari Sharma ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "9784 / 2005"
},
"isHardCopy": false,
"displayStatus": true,
"id": "922025",
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9565_Kailash_Chander_Sharma__Rajkumari_Sharma.pdf",
"fileName": "document_1724835371070_1724835369565_Kailash_Chander_Sharm
a__Rajkumari_Sharma.pdf"
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{
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    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
    "documentDate": "01/05/2011",
    "remark": " issued by Shalibhadra Regency Co-Op. Hsg. Soc. Ltd. ",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Shri. Kailash Chander Sharma & Rajkumari Sharma ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "099"
  },
  "isHardCopy": false,
  "displayStatus": false,
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    "fileName": "document_1724932944597_Agreement.pdf"
  },
  {
    "documentType": {
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      "label": "Previous Valuation Report"
    },
    "inputs": {
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    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "408884",
    "path": "cases/66cee64a0f117327db77efdb/
document_1724933128005_Previous_Report.pdf",
    "fileName": "document_1724933128005_Previous_Report.pdf"
  }
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"caseNumber": "010881",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "228315",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Aug 28 2024 14:26:42 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Kailash Chander Sharma & Rajkumari Sharma ",
    "phone": "9320541512",
    "ownershipShare": "",
    "email": "",
    "id": "615368"
  }
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"proposePurchasers": [],
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  {
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      "value": "Square_Feet",
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    "label": "Square Feet"
  },
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  "name": "Working Area",
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  "length2": "0",
  "width": "9.25",
  "width1": "9",
  "width2": "3",
  "totalArea": "138.75",
  "images": [],
  "finalArea": "138.75",
  "extraAreas": []
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],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "704552",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "137",
    "squareMeterArea": "12.73",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltupPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
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      "area": "483.33",
      "squareMeterArea": "44.90",
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    "percentage": ""
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    "expectedRate": "20689.66",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Shalibhadra Regency, Nallasopara East",
  "area": "580",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "Ground",
  "source": "Nobroker.com",
  "expectedPrice": "12000000",
  "expectedRate": "24827.76",
  "builtUpExpectedRate": "12000000",
  "image": "cases/66cee64a0f117327db77efdb/
indicator_1724927584366_Image.png",
  "squareMeter": "53.88",
  "id": "348031"
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{
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    "area": "362.50",
    "squareMeterArea": "33.68",
    "expectedRate": "27034.48",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "40.41",
    "expectedRate": "22528.74",
    "percentage": "20"
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"area": "435",
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"floor": "Ground",
"source": "Nobroker.com",
"expectedPrice": "9800000",
"expectedRate": "27034.48",
"builtUpExpectedRate": "9800000",
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"id": "200195"
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    "squareMeterArea": "32.52",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "39.02",
    "expectedRate": "23809.52",
    "percentage": "20"
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  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Vasant Nagari, Nallasopara East",
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"builtUpExpectedRate": "10000000",
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indicator_1724927680901_Image.png",
"squareMeter": "39.02",
"id": "445980"
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"carpetArea": {
"area": "142.50",
"squareMeterArea": "13.24",
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"percentage": ""
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"builtUpArea": {
"area": "171.00",
"squareMeterArea": "15.89",
"expectedRate": "25730.99",
"percentage": "20"
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"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Rashmi Residency, Nallasopara East",
"area": "171",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "Ground",
"source": "Index_no.2",
"expectedPrice": "4400000",
"expectedRate": "30877.19",
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    "squareMeter": "15.89",
    "id": "661601"
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externallmg_1724917683695_WhatsApp_Image_20240829_at_131231.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66d027b3c884d11233540f76",
    "name":
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    "orientation": "portrait"
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    "path": "cases/66cee64a0f117327db77efdb/
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    "orientation": "landscape"
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    "path": "cases/66cee64a0f117327db77efdb/
externallmg_1724917683706_WhatsApp_Image_20240829_at_131235.jpeg",
    "orientation": "portrait"
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"externalDocuments": [],
"processingDocuments": [],
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"updatedAt": "2024-08-30T04:05:03.244Z",
"__v": 0,
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  "label": "Retail"
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"fullAddress": "Commercial Shop No. Shop No 16, Ground Floor, Shalibhadra
Regency Co-Op. Hsg. Soc. Ltd. , Shalibhadra Nagar, Nallasopara Link Road, Village -
Achole, Vasai (East), Taluka - Vasai, District - Palghar, PIN - 401 209, State -
Maharashtra, Country - India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "665ac13f42f4717ae30de3d5",
"contactPersonName": "Mr. Mukesh Chaudhary ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant ",
"siteVisitContactNo": "9320541512",
"buildingServicesRate": "2500",
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"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 137.00",
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"landOtherRate": "20500",
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  "mall": false
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"builtupPercentage": "10",
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"finalCarpetArea": "138.75",
"finalSalableArea": "167.89",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
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"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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  }
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"reportGeneratedDate": "Fri Aug 30 2024 09:11:43 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-08-29"
}

```

Name	Length	Width	Total
Composition :			
Working Area	15'0"	9'3"	138.75
Other Composition :			