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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "MSME_Loan"
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  "masterTypeOfPurpose": {
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  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9a8"
    },
    "firstName": "Anup",
    "type": "CREDITOFFICER",
    "_id": "65141fd3e393a05c24111ef8",
    "lastName": "Bhoyar ",
    "mobileNo": "",
    "workMobileNo": "7021446534",
    "email": "anup.bhoyar@sbi.co.in"
  },
  "fees": {
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    "discussWithPerson": "Anup",
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"organization": {
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  "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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  "branchCode": "000187",
  "type": "BRANCH",
  "name": "Girgaon Commercial Branch",
  "email": "sbi.00374@sbi.co.in",
  "mobileNo": "02223826299",
  "alternateMobileNo": "",
  "address": "Region - 1, 144, Majestic Shopping Centre, Jagannath Shankar Seth
Marg, Girgaon, Mumbai, State - Maharashtra, Country - India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
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"zone": {
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  "firstName": "Sachin",
  "email": "sachin.joshi@vastukala.org",
  "lastName": "Joshi",
  "mobileNo": "9167204063",
  "shortName": "SJ",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
  "firstName": "Chandan",
  "email": "ck06806@gmail.com",
  "lastName": "Singh",
  "mobileNo": "8454863607",
  "designation": "",
  "shortName": "CH",
  "workWithDocumentMaker": "",
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
  "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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},
"maker": {
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  "role": "MAKER",
  "firstName": "Jayaraja",
  "email": "jayaraja@vastukala.org",
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"lastName": "Acharya",
"mobileNo": "9867664219",
"designation": "",
"shortName": "JA",
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"checker": {
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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"valuers": [
  {
    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
      }
    ]
  },
  "type": "EMPLOYEE",
  "_id": "5ffe92d27737ca4d986b6453",
  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
  "designation": "Registered Valuer",
  "registrationNo": [
    {
      "title": {
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      "number": "IBBI/RV/07/2018/10366"
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"fatherName": "Baburao"
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19.116681296782797
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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    "value": "India",
    "label": false
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  "label": true
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  "key": "city",
  "value": "Andheri (East), Mumbai",
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "label": true
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  "key": "buildingName",
  "value": "The Summit Business Bay",
  "label": false
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  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
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  "label": false
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"key": "wing",
"value": "",
"label": true
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  "key": "projectName",
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  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "266 & 266/1 to 172",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
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  "label": false
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  "value": "",
  "label": true
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"SRO": {
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
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  "label": false
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak Wood Door Framed with Glass Door"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
}
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"general": {
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"ownership": {
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  "label": "Pvt. Ltd. Company Ownership"
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  "label": "Middle Class"
},
"populationGroupList": {
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  "label": "Urban"
},
"townplanApprovedByList": {
  "value": "MCGM",
  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
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  "west": "Prakashwadi Road",
  "south": "Baba House",
  "east": "Open Plot"
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  "west": "not available in the document",
  "south": "not available in the document",
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    "east": "Office No. 516",
    "south": "Passage",
    "west": "Office No. 514"
  },
  "asPerDocument": {
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    "south": "not available in the document",
    "west": "not available in the document"
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"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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  "taxies": {
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per site inspection, the composition of commercial office
is having Reception, Conference Room, Rest Room, Dining Area, Staff Working Area,
Pantry, 2 Cabins, Toilet, WC + Passage.",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. SRA/ENG/2487/KE/
PL/Ap dated 22.05.2015 issued by Slum Rehabilitation Authority.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "13.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "38122",
  "depreciatedBuildingRate": "2422"
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"igrRate": {
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"landRate": "61710",
"igrImage": "cases/66d19cc8c884d112335538cf/igr_1728980211992_Image.png",
"squareMeterGuideLineRate": "157110.00",
"squareFeetGuideLineRate": "14596.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "91",
  "rate": "13798.00",
  "squareFeetGuideLineRate": "13798.00",
  "squareMeterGuideLineRate": "148524.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Commercial_Purpose",
    "label": "Commercial Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "KE0902010100124",
  "taxPaidHolderName": "Shiv Aum Steels Ltd.",
  "taxAmount": "Rs. 2,36,882/-",
  "electricityServiceConnectionNo": "CA No. 152816004",
  "meterCardHolderName": "Shiv Aum Steels Limited",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per SRA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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"value": "R.C.C._slab",
"label": "R.C.C. slab"
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"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "1 Single Parking 1 Stack Parking ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2015",
"fullDate": "1/1/2015"
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"planningArea": {
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"label": "Commercial"
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"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"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"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
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"label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "9",
"totalLifeBuilding": "60",
"estimatedAge": "51",
"noOfBasement": "4",
"noOfPodium": "",
"noOfAmenityFloors": "1",
"noOfFloors": "12",
"flatFloorNo": "5",
"noOfLifts": "7",
"noOfDwellingUnitsInBuilding": "26"
},
"finalPlinthArea": {
  "area": "2199.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1728995110481_Image.png",
    "routeLat": "19.116520",
    "routeLng": "72.857411",
    "stationName": "Wester Express Highway",
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},
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"type": "Point"
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    "name": "qi7h2i",
    "image": "cases/66d19cc8c884d112335538cf/
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  }
]
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"valuation": {
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    "status": false
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  "status": false
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    "status": false,
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    "name": "Office",
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    "max": "34501.00"
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  "saleableRateRange": {
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    "max": "28750.00"
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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"isEditable": true
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  "ratePerUnit": "",
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  "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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"siteVisitType": "FULL",
"isExternalReport": false,
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"finalValuationArea": "1833.00",
"empanelmentNo": [
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"ownerName": "M/s. Shiv Aum Steels Private Limited",
"ownerPhoneNo": "0000000000",
"appAddress": "Office no 515, 5th floor, The Summit Business Bay, Plot No 266 &
266/1 to 172, Village – Gundavali, Andheri Kurla Road, Near Cinemax & W. E.
Highway Metro, Andheri (E), Mumbai – 400093 admg 2200 sqft built up area, owned
by M/s. Shiv Aum Steels Pvt Ltd.\n",
"remark": "visit on 2.09.2024/ 3.09.2024",
"documents": [
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"documentType": {
"value": "60ae1261aa6d152c1801b365",
"label": "Articles Of Agreement"
},
"inputs": {
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"from": {
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"label": "Promoter"
},
"Promoter": "M/s. Omkar Realtors & Developers Private Limited",
"to": {
"value": "Purchaser",
"label": "Purchaser"
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"Purchaser": "M/s. Shiv Aum Steels Private Limited"
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},
{
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"nameOfApprovingAuthority": {
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"label": "Slum Rehabilitation Authority (SRA)"
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},
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    "label": "Part Occupancy Certificate"
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      "label": "Slum Rehabilitation Authority (SRA)"
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    "No": " SRA/ENG/2487/KE/PL/Ap"
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  "fileName": "document_1728997425765_Part_OC.pdf"
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Business Park Premises Co-op. Soc. Ltd.",
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    "label": "Electricity Bill"
  },
  "inputs": {
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    "number": {
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      "label": "CA No"
    },
    "CA_No": "152816004"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1729154424633_Electricity_Bill.pdf",
  "path": "cases/66d19cc8c884d112335538cf/
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  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Thu Oct 17 2024 14:10:24 GMT+0530 (India Standard Time)"
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    "label": "Property Tax"
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  "inputs": {
    "documentDate": "26/02/2024",
    "number": {
      "value": "No",
      "label": "No"
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  },
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  "path": "cases/66d19cc8c884d112335538cf/
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  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Thu Oct 17 2024 14:14:23 GMT+0530 (India Standard Time)"
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    "label": "Change of Name Letter"
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  "inputs": {
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    "remark": "Vide No. SRN-H56380308"
  },
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  "displayStatus": false,
  "id": "679220",
  "path": "cases/66d19cc8c884d112335538cf/
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  "fileName": "document_1729763321129_116650.pdf"
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"caseNumber": "010944",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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    "id": "995736",
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    "panNo": "ABCDE1234A",
    "email": "vastukalamumbai@vastukala.com",
    "phone": "9819670183",
    "address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E),
Mumbai - 400 093",
    "shortName": "VCIPL",
    "type": "ORGANIZATION",
    "city": "Mumbai",
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\\profilePhoto_1622372166238_Jagdish Photo (2).jpg"
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"fullAddress": "Commercial Office No. 515, 5th Floor, The Summit Business Bay, The Summit Business park Premises Co-op. Soc. Ltd., CTS No. 266 & 266/1 to 172, Opp. PVR Cinema, Near WEH Metro Station, Andheri - Kurla Road, Village - Gundavali, Taluka - Andheri, District - Mumbai Suburban, Andheri (East), Mumbai, PIN - 400 093, State - Maharashtra, India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
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"siteVisitContactNo": "9022486437",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
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Other Composition :			