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{
  "typeOfReport": {
    "label": "Shop",
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "REEMA ",
    "type": "CREDITOFFICER",
    "_id": "63d11f65be948726cc141955",
    "email": "reema.naik@sbi.co.in",
    "mobileNo": "",
    "workMobileNo": "9920531916",
    "lastName": "PANCHA"
  },
  "fees": {
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    "expectedFees": null,
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  },
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_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": {
  "_id": "63b2668c191f7b344b008d2f",
  "name": "SMECC PRABHADEVI",
  "branchCode": "",
  "mobileNo": "022-24216301",
  "alternateMobileNo": "",
  "email": "sbi.21013@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "SMECCC Prabhadevi Centre, 4th Floor, Ravindra Natya \nMandir, Sayani
Road, Near Siddhi Vinayak Temple, \nPrabhadevi, Mumbai - 400 025."
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
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"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
  "pickupPerson": {
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"_id": "665ac13f42f4717ae30de3d5",
"role": "PICKUPPERSON",
"firstName": "NIDHI",
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"lastName": "KAJWE",
"mobileNo": "8850520881",
"shortName": "NIDHI",
"workWithDocumentMaker": ""
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "62550ed0aba01e0af98f2f75",
"role": "SITEENGINEER",
"firstName": "Chandan",
"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
"shortName": "CH",
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"rateVerifier": {
"type": "EMPLOYEE",
"_id": "5fc78e26625ecd20ec1f88e9",
"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
"workWithDocumentMaker": "1",
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"designation": ""
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"_id": "60f91b6f344e052188ffd1fc",
"role": "MAKER",
"firstName": "Jayaraja",
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"_id": "5fc78e26625ecd20ec1f88e9",
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"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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"designation": ""
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"valuers": [
{
"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
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],
"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"label": "IBBI"
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"_id": "60af80072ffdf65bcd658651",
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{
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  "number": "CAT-I-F-1763"
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  "title": {
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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  "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
"clientType": {
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  "value": "BANK"
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  "longitude": "72.84962586497294"
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Valuation Case No- 21488/36898"
    },
    {
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      "dateTime": "2024-10-07",
      "remark": "MANUAL_IN_TASK"
    }
  ],
  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Lower Parel Division",
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  "key": "buildingNo",
  "value": "",
  "label": true
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  "name": "District",
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  "value": "Mumbai Main",
  "label": true
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"city": {
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  "name": "City",
  "key": "city",
  "value": "Dadar (West), Mumbai",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "name": "Taluka",
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  "label": true
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"key": "plotNo",
"value": "502/53B)",
"label": true
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  "label": false
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  "value": "",
  "label": true
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  "key": "street1",
  "value": "T.P.S. No. IV, Prof. V. S. Agashe Path",
  "label": false
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  "key": "street2",
  "value": " Off Bhavani Shankar Road",
  "label": false
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  "name": "Landmark",
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  "value": "",
  "label": false
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  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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"hissaNo": {
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  "key": "hissaNo",
  "value": "",
  "label": true
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"CTSNo": {
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "1393(pt)",
  "label": true
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"value": "1",
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  "value": "G/North",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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    "key": "suburb",
    "value": "",
    "label": false
  }
},
"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Ceramic Tile Flooring"
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  "doors": {
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    "label": "MS Rolling Shutter"
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  "windows": {
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    "label": "N.A."
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  "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": "Sole Ownership"
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"populationClassList": {
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"populationGroupList": {
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"townplanApprovedByList": {
  "value": "MCGM",
  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "VS Agashe Road ",
  "west": "Shalini Palace",
  "south": "Lavanya Apartments",
  "east": "Dr. Narayan Joshi Road"
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"asPerDocumentAgreement": {
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  "west": "By Final Plot No. 501",
  "south": "By Final Plot Nos. 513, 514(pt)",
  "east": "By Proposed 40' Wide Road"
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"unitBoundaries": {
  "asPerActual": {
    "north": "Road",
    "east": "Shop No. 2",
    "south": "Entrance of Shop No. 1 / Marginal Space",
    "west": "Marginal Space / Dilapidated Structure "
  },
  "asPerDocument": {
    "north": "Road",
    "east": "Shop No. 2",
    "south": "Marginal Space",
    "west": "Marginal Space "
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
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  "auto": {
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  "privateCars": {
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},
"extraDetailOfProperty": "The composition of Shop is having single unit with toilet
block. ",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not
verified.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "49.50000000000001",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "67814",
  "depreciatedBuildingRate": "1413.9999999999998"
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"igrRate": {
  "propertyName": "Shop",
  "rate": "310210",
  "landRate": "110080",
  "igrImage": "cases/66ffd65c554d3e0d4630bad1/igr_1728452282977_Image.png",
  "squareMeterGuideLineRate": "310210.00",
  "squareFeetGuideLineRate": "28819.00"
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"igrFinalRate": {
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  "depreciationPercentage": "67",
  "rate": "22684.00",
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"squareMeterGuideLineRate": "244167.00",
"squareFeetGuideLineRate": "22684.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
    "value": "Commercial_Purpose",
    "label": "Commercial Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
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  "monthlyRent": "Rs. 35,000/- Present rental income per month",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "Mr. Chandrashekhar Yadvav",
  "maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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"label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1991",
  "fullDate": "1/1/1991"
},
"planningArea": {
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  "label": "Residential cum Commercial"
},
"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
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"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
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"label": "Designed as per I.S. codes"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenancelssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "0",
"label": "No"
},
"systemOfAirConditioning": {
"value": "0",
"label": "No"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "As_Per_Society_Letter",
"label": "As Per Society Letter"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "33",
"totalLifeBuilding": "60",
"estimatedAge": "27",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "6",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "266.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66ffd65c554d3e0d4630bad1/
routeMap_1728967782697_Image.png",
    "routeLat": "19.016731",
    "routeLng": "72.838584",
    "stationName": "Dadar",
    "routeDistance": "750m",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "levpo7",
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    "name": "levpo7",
    "image": "cases/66ffd65c554d3e0d4630bad1/
routeMap_1728967542395_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
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  "totalothersRate": "0",
  "finaltotal": "15054708.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "15054708.00"
},
```

```
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Tue Oct 15 2024 11:56:57 GMT+0530 (India Standard Time)",
  "number": "2308622",
  "dayCount": "4",
  "monthCount": "162",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "externalBrickWork": {
    "label": "External Brick Work",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
```

```
"status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
```

```
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "6043018.00",
  "selectedBuildUpValue": "266.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
```

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"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "6703d0946d5ad2b22309e4ef",
      "name": "externallmg_1728303250678_1728303243986_image_7.jpeg",
      "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303250678_1728303243986_image_7.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
      "status": false,
      "_id": "6703d0946d5ad2b22309e4f3",
      "name": "externallmg_1728303251987_1728303243986_image_11.jpeg",
      "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303251987_1728303243986_image_11.jpeg",
      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
    {
      "status": false,
      "_id": "6703d0946d5ad2b22309e4f1",
      "name": "externallmg_1728303251537_1728303243986_image_9.jpeg",
      "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303251537_1728303243986_image_9.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "6703d0946d5ad2b22309e4f0",
      "name": "externallmg_1728303251154_1728303243986_image_8.jpeg",
      "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303251154_1728303243986_image_8.jpeg",
      "orientation": "portrait"
    }
  ],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
    {
      "status": false,
      "_id": "6703d0a7ba5e64b24a30b52f",
      "name": "Shop",
```

```
    "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303270753_1728303268824_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6703d0a7ba5e64b24a30b532",
    "name": "Shop",
    "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303270900_1728303268824_image_5.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6703d0a7ba5e64b24a30b533",
    "name": "Shop",
    "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303270980_1728303268824_image_6.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6703d0946d5ad2b22309e4f4",
    "name": "Shop",
    "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303252092_1728303243986_image_12.jpeg",
    "orientation": "portrait"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "68628.00",
    "max": "88000.00"
  },
  "builtUpRateRange": {
    "min": "57190.00",
    "max": "73334.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
```

```
"title": "Present value of the flat (incl. car parking, if provided)",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
},
"wardrobes": {
  "title": "Wardrobes",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"showcases": {
  "title": "Showcases",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"kitchenArrangements": {
  "title": "Kitchen arrangements",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"superfineFinish": {
  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
}
```



```
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "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": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "222.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66ffd65c554d3e0d4630bad1",
"ownerName": "Mr. Vimalchand Rajmal Mehta",
"ownerPhoneNo": "9082927656",
"appAddress": "Commercial Shop No 1 Ground Floor Rajnigandha Co-op.Hsg Soc Ltd
off Bhavani Shankar Road Dadar West Mumbai- 400028\n",
"remark": "Banker Name-Shambhavi Varma \n\nMob- 7783057201\n\nPrevious
Valuation Case No- 21488/36898",
"documents": [
  {
    "documentType": {
      "value": "60ae1261aa6d152c1801b365",
      "label": "Articles Of Agreement"
    },
    "inputs": {
      "documentDate": "25/06/1992",
      "from": {
        "value": "Builder",
        "label": "Builder"
      }
    }
  }
]
```

```
    },
    "Builder": "M/s. Bhavani Construction Company",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Shri. Vimalchand Rajmal Mehta"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1728970758749_Documents.pdf",
  "path": "cases/66ffd65c554d3e0d4630bad1/
document_1728970758749_Documents.pdf",
  "id": "292812",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Tue Oct 15 2024 11:09:19 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1281aa6d152c1801b3f9",
    "label": "Deed of Declaration & Confirmation"
  },
  "inputs": {
    "documentDate": "23/09/2008",
    "remark": " by Mr. Vimalchand Rajmal Mehta"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "288442",
  "path": "cases/66ffd65c554d3e0d4630bad1/
document_1728970916311_Declaration.pdf",
  "fileName": "document_1728970916311_Declaration.pdf"
},
{
  "documentType": {
    "value": "60ae1252aa6d152c1801b31d",
    "label": "Society Letter"
  },
  "inputs": {
    "documentDate": "31/08/2008",
    "remark": " issued by rajanigandha Co-op. Hsg. Soc. Ltd."
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1728971056806_Soc_Letter.pdf",
  "path": "cases/66ffd65c554d3e0d4630bad1/
document_1728971056806_Soc_Letter.pdf",
```

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"id": "488344",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Tue Oct 15 2024 11:14:16 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "documentDate": "05/03/2001",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 1"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "604388",
  "path": "cases/66ffd65c554d3e0d4630bad1/
document_1728971120247_Share_Certificate.pdf",
  "fileName": "document_1728971120247_Share_Certificate.pdf"
}
],
"caseNumber": "011625",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "889529",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Oct 04 2024 17:19:48 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Vimalchand Rajmal Mehta",
    "phone": "9082927656",
    "ownershipShare": "",
    "email": "",
    "id": "380216"
  }
],
"proposePurchasers": [],
"siteInspection": [],
```

```
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "303862",
    "name": "Shop",
    "length": "25.25",
    "length1": "25",
    "length2": "3",
    "width": "9.92",
    "width1": "9",
    "width2": "11",
    "totalArea": "250.39",
    "images": [],
    "extraAreas": [],
    "finalArea": "250.39"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Toilet",
    "length": "5.25",
    "length1": "5",
    "length2": "3",
    "width": "2.58",
    "width1": "2",
    "width2": "7",
    "totalArea": "13.56",
    "images": [],
    "extraAreas": [],
    "finalArea": "13.56"
  }
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1261aa6d152c1801b365",
      "label": "Articles Of Agreement"
    },
  },
]
```

```
"docMeasurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "305543",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "222",
"squareMeterArea": "20.62",
"docFinalBuiltUp": "266.4",
"docFinalBuiltUpSquareMeter": "24.744",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "625.00",
    "squareMeterArea": "58.06",
    "expectedRate": "88000.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "750.00",
    "squareMeterArea": "69.68",
    "expectedRate": "73333.33",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67061731ba5e64b24a31a65b",
  "property": "Shop",
  "area": "750",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": ""
}
```

```
"source": "Nobroker.com",
"expectedPrice": "55000000",
"expectedRate": "88000.00",
"builtUpExpectedRate": "55000000",
"image": "cases/66ffd65c554d3e0d4630bad1/
indicator_1728452107442_Image.png",
"squareMeter": "69.68",
"id": "620071"
},
{
"carpetArea": {
"area": "290.00",
"squareMeterArea": "26.94",
"expectedRate": "74137.93",
"percentage": ""
},
"builtUpArea": {
"area": "348.00",
"squareMeterArea": "32.33",
"expectedRate": "61781.61",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "67061731ba5e64b24a31a65c",
"property": "Shop",
"area": "290",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "21500000",
"expectedRate": "74137.93",
"builtUpExpectedRate": "61781.61",
"image": "cases/66ffd65c554d3e0d4630bad1/
indicator_1728452130181_Image.png",
"squareMeter": "26.94",
"id": "172413"
},
```

```
{
  "carpetArea": {
    "area": "51.00",
    "squareMeterArea": "4.74",
    "expectedRate": "68627.45",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "61.20",
    "squareMeterArea": "5.69",
    "expectedRate": "57189.54",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "67061731ba5e64b24a31a65d",
  "property": "Shop",
  "area": "51",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "3500000",
  "expectedRate": "68627.45",
  "builtUpExpectedRate": "57189.54",
  "image": "cases/66ffd65c554d3e0d4630bad1/
indicator_1728452176011_Image.png",
  "squareMeter": "4.74",
  "id": "937236"
}
],
"externalImages": [
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6703d0a7ba5e64b24a30b52d",
    "name": "externalImg_1728303270549_1728303268824_image_0.jpeg",
    "path": "cases/66ffd65c554d3e0d4630bad1/
externalImg_1728303270549_1728303268824_image_0.jpeg",
```



```
"orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6703d0a7ba5e64b24a30b52e",
  "name": "externallmg_1728303270697_1728303268824_image_1.jpeg",
  "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303270697_1728303268824_image_1.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6703d0a7ba5e64b24a30b52f",
  "name": "externallmg_1728303270753_1728303268824_image_2.jpeg",
  "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303270753_1728303268824_image_2.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6703d0a7ba5e64b24a30b530",
  "name": "externallmg_1728303270798_1728303268824_image_3.jpeg",
  "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303270798_1728303268824_image_3.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6703d0a7ba5e64b24a30b531",
  "name": "externallmg_1728303270837_1728303268824_image_4.jpeg",
  "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303270837_1728303268824_image_4.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6703d0a7ba5e64b24a30b532",
  "name": "externallmg_1728303270900_1728303268824_image_5.jpeg",
  "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303270900_1728303268824_image_5.jpeg",
  "orientation": "portrait"
}
```

```
    },
    {
      "type": "EXTERNAL_IMAGES",
      "status": false,
      "_id": "6703d0a7ba5e64b24a30b533",
      "name": "externallmg_1728303270980_1728303268824_image_6.jpeg",
      "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303270980_1728303268824_image_6.jpeg",
      "orientation": "portrait"
    },
    {
      "type": "EXTERNAL_IMAGES",
      "status": false,
      "_id": "6703d0a7ba5e64b24a30b534",
      "name": "externallmg_1728303271007_1728303268824_image_7.jpeg",
      "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303271007_1728303268824_image_7.jpeg",
      "orientation": "portrait"
    },
    {
      "type": "MEASUREMENT_IMAGE",
      "status": false,
      "_id": "6703d0946d5ad2b22309e4e8",
      "name": "externallmg_1728303247373_1728303243986_image_0.jpeg",
      "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303247373_1728303243986_image_0.jpeg",
      "orientation": "landscape"
    },
    {
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      "status": false,
      "_id": "6703d0946d5ad2b22309e4e9",
      "name": "externallmg_1728303247867_1728303243986_image_1.jpeg",
      "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303247867_1728303243986_image_1.jpeg",
      "orientation": "portrait"
    },
    {
      "type": "MEASUREMENT_IMAGE",
      "status": false,
      "_id": "6703d0946d5ad2b22309e4ea",
      "name": "externallmg_1728303248352_1728303243986_image_2.jpeg",
      "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303248352_1728303243986_image_2.jpeg",
      "orientation": "portrait"
    },
  },
}
```

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{
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  "_id": "6703d0946d5ad2b22309e4eb",
  "name": "externallmg_1728303248732_1728303243986_image_3.jpeg",
  "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303248732_1728303243986_image_3.jpeg",
  "orientation": "portrait"
},
{
  "type": "MEASUREMENT_IMAGE",
  "status": false,
  "_id": "6703d0946d5ad2b22309e4ec",
  "name": "externallmg_1728303249163_1728303243986_image_4.jpeg",
  "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303249163_1728303243986_image_4.jpeg",
  "orientation": "portrait"
},
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  "type": "MEASUREMENT_IMAGE",
  "status": false,
  "_id": "6703d0946d5ad2b22309e4ed",
  "name": "externallmg_1728303249568_1728303243986_image_5.jpeg",
  "path": "cases/66ffd65c554d3e0d4630bad1/
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  "orientation": "portrait"
},
{
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  "status": false,
  "_id": "6703d0946d5ad2b22309e4ee",
  "name": "externallmg_1728303250302_1728303243986_image_6.jpeg",
  "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303250302_1728303243986_image_6.jpeg",
  "orientation": "portrait"
},
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  "type": "MEASUREMENT_IMAGE",
  "status": false,
  "_id": "6703d0946d5ad2b22309e4ef",
  "name": "externallmg_1728303250678_1728303243986_image_7.jpeg",
  "path": "cases/66ffd65c554d3e0d4630bad1/
externallmg_1728303250678_1728303243986_image_7.jpeg",
  "orientation": "portrait"
},
{
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    "path": "cases/66ffd65c554d3e0d4630bad1/
externalImg_1728303251154_1728303243986_image_8.jpeg",
    "orientation": "portrait"
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    "type": "MEASUREMENT_IMAGE",
    "status": false,
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    "name": "externalImg_1728303251537_1728303243986_image_9.jpeg",
    "path": "cases/66ffd65c554d3e0d4630bad1/
externalImg_1728303251537_1728303243986_image_9.jpeg",
    "orientation": "portrait"
  },
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    "path": "cases/66ffd65c554d3e0d4630bad1/
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    "orientation": "portrait"
  },
  {
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    "_id": "6703d0946d5ad2b22309e4f3",
    "name": "externalImg_1728303251987_1728303243986_image_11.jpeg",
    "path": "cases/66ffd65c554d3e0d4630bad1/
externalImg_1728303251987_1728303243986_image_11.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "6703d0946d5ad2b22309e4f4",
    "name": "externalImg_1728303252092_1728303243986_image_12.jpeg",
    "path": "cases/66ffd65c554d3e0d4630bad1/
externalImg_1728303252092_1728303243986_image_12.jpeg",
    "orientation": "portrait"
  }
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"externalDocuments": [],
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"processingDocuments": [  
  {  
    "originalname": "igr1.pdf",  
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    "path": "cases/66ffd65c554d3e0d4630bad1/  
processingDocuments/1728368831689_igr1.pdf",  
    "size": "159220",  
    "createdAt": "Tue Oct 08 2024 11:57:11 GMT+0530 (India Standard Time)",  
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"  
  },  
  {  
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    "filename": "1728368831690_igr2.pdf",  
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    "createdAt": "Tue Oct 08 2024 11:57:11 GMT+0530 (India Standard Time)",  
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"  
  },  
  {  
    "originalname": "igr3.pdf",  
    "filename": "1728368831693_igr3.pdf",  
    "path": "cases/66ffd65c554d3e0d4630bad1/  
processingDocuments/1728368831693_igr3.pdf",  
    "size": "167482",  
    "createdAt": "Tue Oct 08 2024 11:57:11 GMT+0530 (India Standard Time)",  
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"  
  },  
  {  
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    "filename": "1728368831696_igr4.pdf",  
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processingDocuments/1728368831696_igr4.pdf",  
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"  
  },  
  {  
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  },  
]
```

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{
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  "path": "cases/66ffd65c554d3e0d4630bad1/
processingDocuments/1728972372647_Calculation_2_mehta.xlsx",
  "size": "16245",
  "createdAt": "Tue Oct 15 2024 11:36:13 GMT+0530 (India Standard Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
},
{
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  "filename": "1728972372647_Declaration.pdf",
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processingDocuments/1728972372647_Declaration.pdf",
  "size": "2467266",
  "createdAt": "Tue Oct 15 2024 11:36:13 GMT+0530 (India Standard Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
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{
  "originalname": "Documents.pdf",
  "filename": "1728972372677_Documents.pdf",
  "path": "cases/66ffd65c554d3e0d4630bad1/
processingDocuments/1728972372677_Documents.pdf",
  "size": "34452910",
  "createdAt": "Tue Oct 15 2024 11:36:13 GMT+0530 (India Standard Time)",
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},
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processingDocuments/1728972373025_Location.jpeg",
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  "size": "1092337",
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},
{
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processingDocuments/1728972373037_Site_Details.jpeg",
    "size": "793556",
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  },
  {
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    "path": "cases/66ffd65c554d3e0d4630bad1/
processingDocuments/1728972373047_Sketch__Dimention.jpeg",
    "size": "1011913",
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  },
  {
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    "filename": "1728972373059_Soc_Letter.pdf",
    "path": "cases/66ffd65c554d3e0d4630bad1/
processingDocuments/1728972373059_Soc_Letter.pdf",
    "size": "652423",
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  },
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    "filename": "1728973096363_Summary__mehta.xlsx",
    "path": "cases/66ffd65c554d3e0d4630bad1/
processingDocuments/1728973096363_Summary__mehta.xlsx",
    "size": "4427502",
    "createdAt": "Tue Oct 15 2024 11:48:16 GMT+0530 (India Standard Time)",
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      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
  "_id": "670382a66d5ad2b223097f75",
  "note": "working done. visit pending",
  "taskId": "66ffdf52c514c90d3865e05d",
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{
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    "role": "MAKER+CHECKER",
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    "lastName": "Sarmalkar",
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  },
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  "display": true,
  "status": true,
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  "note": "value shared. ",
  "taskId": "66ffdf52c514c90d3865e05d",
  "createdAt": "2024-10-08T06:28:37.109Z"
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    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "lastName": "Sarmalkar",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
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  "note": "Value confirmed. pending for OC",
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"updatedAt": "2024-10-15T06:33:05.713Z",
"__v": 0,
"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"fullAddress": "Commercial Shop No. 1, Ground Floor, Rajnigandha Co-op. Hsg. Soc.
Ltd., Plot No. 502/53B), CTS No. 1393(pt), T.P.S. No. IV, Prof. V. S. Agashe Path, Off
Bhavani Shankar Road, Village - Lower Parel Division, Municipality Ward No. G/North,
District - Mumbai Main, Dadar (West), Mumbai, PIN - 400 028, State - Maharashtra,
India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "665ac13f42f4717ae30de3d5",
"contactPersonName": "Mr. Chandrashekhar Yadav",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant",
"siteVisitContactNo": "9967763834",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Articles Of Agreement",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 222.00",
"flatRate": "69200",
"landOtherRate": "66400",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "Shop + Toilet",
"carpetTotal": "263.95",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "316.74",
"finalCarpetArea": "263.95",
"finalSalableArea": "316.74",
"salablePercentage": "0",
"toBeAdded": "",
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"finalSaleablePercentage": "0",
"extendOfSiteRemark": "",
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"siteVisitDate": "2024-10-07",
"landDetails": {
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    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
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    "leaseFrom": "",
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},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"

```

Name	Length	Width	Total
Composition :			
Shop	25'3"	9'11"	250.39
Toilet	5'3"	2'7"	13.56
Other Composition :			