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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Vinit",
    "type": "CREDITOFFICER",
    "_id": "666c2696772310133b1fde6f",
    "email": "geeta.shetty@sbi.co.in",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "9833992608"
  },
  "fees": {
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    "propertyValue": "3200000",
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  "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"
},
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000068",
  "type": "BRANCH",
  "name": "RBO Sanpada",
  "email": "sme.navimum@sbi.co.in",
  "mobileNo": "022-27759215",
  "alternateMobileNo": "",
  "address": " E/202, 2nd Floor, Sanpada Rly. Station Complex, Navi Mumbai - 400
705, State - Maharashtra, Country - India.\n\n",
  "ledgerName": "STATE BANK OF INDIA - RBO SANPADA",
  "fax": "022-27752206",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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  "value": "Commercial"
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  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
},
"siteEngineer": {
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  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
},
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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  "role": "MAKER",
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  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
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        "label": "Registered Valuer"
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      {
        "title": {
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    "value": "FIIV",
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    "label": "Chartered Engineer"
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  "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "label": true
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  "value": "",
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  "value": "Navi Mumbai",
  "label": false
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  "label": true
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "label": true
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  "label": false
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  "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": "Carpet"
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    "label": "Glass door with MS Rolling Shutter"
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  "windows": {
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    "label": "N.A."
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "NMMC",
    "label": "Navi Mumbai Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "Yes"
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  "asPerActualAgreement": {
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    "west": "Internal Road ",
    "south": "Airoli Road ",
    "east": "Riddhi Siddhi Heights "
  },
  "asPerDocumentAgreement": {
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    "west": "Plot No. 57",
    "south": "30 Mtrs. Wide Road ",
    "east": "Plot No. 59"
  },
  "unitBoundaries": {
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      "east": "Marginal Space ",
      "south": "Shop No. 13",
      "west": "Passage "
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    "asPerDocument": {
      "north": "Details not available ",
      "east": "Details not available ",
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    "west": "Details not available "
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "The Composition of Commercial Shop is Working Area + 1 Toilet + Loft Area. ",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "1) The shop not having direct access from main road. It's facing rear side of the building, hence market rate considered accordingly .\n2) Construction permission for the Loft area is not provided hence not considered for the purpose of valuation. We have considered the area as per the agreement for the purpose of valuation.",
  "depreciationPercentage": "27",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "30244",

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"depreciatedBuildingRate": "2044"
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  "propertyName": "Shop",
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  "landRate": "29000",
  "igrImage": "cases/670e89cbc844c39d22eea31b/igr_1729314876697_Image.png",
  "squareMeterGuideLineRate": "77520.00",
  "squareFeetGuideLineRate": "7202.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "82",
  "rate": "6390.00",
  "squareFeetGuideLineRate": "6390.00",
  "squareMeterGuideLineRate": "68786.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per NMMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area ",
"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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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open / Stilt Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2006",
    "fullDate": "1/1/2006"
  },
  "planningArea": {
    "value": "Commercial",
    "label": "Commercial"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
  }
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},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "42",
"ageOfBuilding": "18",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "Ground",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "14"
},
"finalPlinthArea": {
"area": "217.20",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/670e89cbc844c39d22eea31b/
routeMap_1729321904882_Image.png",
"routeLat": "19.157661",
"routeLng": "72.992979",
"stationName": "Airoli",
"routeDistance": "900 Mtrs. ",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
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  {
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    "name": "mzhson",
    "image": "cases/670e89cbc844c39d22eea31b/
routeMap_1729321707135_Image.png"
  }
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "status": false
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      "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "35358.00"
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  "builtUpRateRange": {
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    "max": "29465.00"
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  "saleableRateRange": {
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    "max": "24554.00"
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    "status": true,
    "isEditable": true
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  "isEditable": true
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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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"ownerName": "Mr. Anil Ratan Singh & Mrs. Amita Singh",
"ownerPhoneNo": "7977633989",
"appAddress": "shop no .14 Ground floor Sagar vihar chs Ltd plot no .58 sector no 19
Airoli ",
"remark": "bankar vinit sir ",
"documents": [
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        "label": "Transferor"
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      "Transferor": "M/s. Radiant Infrastructure ",
      "to": {
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        "label": "Transferee"
      },
      "Transferee": "Mr. Anil Ratan Singh & Mrs. Amita Singh",
      "number": {
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        "label": "No"
      },
      "No": "8641 / 2023"
    },
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    "number": {
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      "label": "No"
    },
    "No": "NRV / OC / B - 3645 / 3608 / 06"
  },
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  "uploadedBy": "62fe044a48a26047e6552796",
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"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Oct 15 2024 20:57:07 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Anil Ratan Singh & Mrs. Amita Singh",
    "phone": "7977633989",
    "ownershipShare": "",
    "email": ""
  }
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  "width2": "11",
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  "images": [],
  "extraAreas": [
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        "label": "Square Feet"
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      "name": "xtar ",
      "extraAreaType": "Add",
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      "length2": "8",
      "width": "4.50",
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      "width2": "6",
      "totalArea": "12.00"
    }
  ],
  "finalArea": "207.03"
}
],
"otherComposition": [
{
  "toBeAdded": {
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  },
  "name": {
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    "value": "Loft"
  },
  "measurementType": {
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    "label": "Square Feet"
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    },
    "docMeasurementType": {
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      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "16.82",
    "totalAreaDocument": "181",
    "docBuiltpupPercentage": "20",
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    "docSaleablePercentage": "",
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  }
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    "builtUpArea": {
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      "squareMeterArea": "31.22",
      "expectedRate": "29464.29",
      "percentage": "20"
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    "saleableArea": {
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      "squareMeterArea": "37.46",
      "expectedRate": "24553.57",
      "percentage": "20"
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    "expectedPrice": "9900000",
    "expectedRate": "35357.14",
    "builtUpExpectedRate": "29464.29",
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    "id": "471617"
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  {
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      "squareMeterArea": "42.58",
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    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "61.32",
    "expectedRate": "22727.27",
    "percentage": "20"
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  "saleablePercentage": "20",
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  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "15000000",
  "expectedRate": "32727.51",
  "builtUpExpectedRate": "15000000",
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  "id": "356801"
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    "squareMeterArea": "22.27",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "26.72",
    "expectedRate": "24338.51",
    "percentage": "20"
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"percentage": "20"
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"orientation": "portrait"
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"orientation": "portrait"
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Name	Length	Width	Total
Composition :			
Working Area	19'8"	9'11"	195.03
Other Composition :			
Loft	4'2"	15'11"	66.32