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  "typeOfReport": {
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    "RVDSValues": true,
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    },
    "firstName": "Dhanashri",
    "type": "CREDITOFFICER",
    "_id": "66614ae71daaad305a6d827b",
    "lastName": "Pawar",
    "mobileNo": "",
    "workMobileNo": "8329679125",
    "email": "dhanashri.pawar@sbi.co.in"
  },
  "fees": {
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    "expectedFees": null,
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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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  "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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  "name": "SME Fort Branch",
  "branchCode": "",
  "mobileNo": "022-22624308",
  "alternateMobileNo": "",
  "email": "sbi.60113@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Gresham House, Sir P. M. Road Branch, Fort, \nMumbai - 400 001, State
- Maharashtra, Country - India."
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  "label": "Land & Building / Immovable Property"
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  "value": "Industrial"
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"_id": "60af3d172ffdf65bcd6585cd",
"role": "PICKUPPERSON",
"firstName": "Sachin",
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"_id": "62550ed0aba01e0af98f2f75",
"role": "SITEENGINEER",
"firstName": "Chandan",
"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
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"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
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        "label": "Registered Valuer"
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  {
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "value": "",
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  "key": "SRO",
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  "value": "",
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  "label": false
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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    "west": "Adhyaru Estate ",
    "south": "Internal Road ",
    "east": "Railway Track"
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      "south": "Entrance ",
      "west": "Unit No. 21"
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "The Composition of Industrial Gala 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": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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considered for the purpose of valuation. We have considered the area as per the Sale
Deed for the purpose of valuation.",
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  "depreciatedBuildingRate": "910"
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"igrRate": {
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  "rate": "203200",
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  "squareMeterGuideLineRate": "203200.00",
  "squareFeetGuideLineRate": "18878.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "55",
  "rate": "14074.00",
  "squareMeterGuideLineRate": "151486.00",
  "squareFeetGuideLineRate": "14074.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Industrial",
    "label": "Industrial"
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  "propertyOccupiedByList": {
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    "label": "Owner Occupied"
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  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Normal"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1979",
    "fullDate": "1/1/1979"
  },
  "planningArea": {
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    "label": "Industrial"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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  "label": "Yes"
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"label": "Information not available"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "15",
"ageOfBuilding": "45",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "Ground",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "54"
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"finalPlinthArea": {
  "area": "1375.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Sale Deed"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1729686871196_Image.png",
    "routeLat": "18.994833",
    "routeLng": "72.828167",
    "stationName": "Lower Parel",
    "routeDistance": "350 Mtrs.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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    "id": "pduawj",
    "name": "pduawj",
    "image": "cases/67124001477b35348d3f8be3/
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  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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"othersQty": "0",
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"distressValuePercentage": "80",
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"bookValue": "0",
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"outward": {
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  "date": "Thu Oct 24 2024 04:59:01 GMT+0000 (Coordinated Universal Time)",
  "number": "2308786",
  "dayCount": "2",
  "monthCount": "326",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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  "status": false
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  "label": "Window",
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"flooringTillingKitchenPlatform": {
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"externalPainting": {
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  "status": false
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  "selectedBuildUpValue": "1375.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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    "orientation": "portrait"
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    "path": "cases/67124001477b35348d3f8be3/externallmg_1729688942932_externa
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    "orientation": "portrait"
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"parkingImages": [],
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"compositionImages": []
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  "builtUpRateRange": {
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    "max": "25000.00"
  },
  "saleableRateRange": {
    "min": "15291.00",
    "max": "20834.00"
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"kitchenArrangements": {
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "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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"isExternalReport": false,
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"isAdvanceInvoice": false,
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"paymentStatus": "PENDING",
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"ownerName": "M/s. PV Media Vision Pvt. Ltd. ",
"ownerPhoneNo": "9773540557",
"appAddress": "Gala no 20,Shah &Nahar Industrial (A-1) CHS,Lower Parel ",
"remark": "Contact Person Mr Vaibhav Lokhande +91 97735 40557",
"documents": [
  {
    "documentType": {
      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    },
    "inputs": {
      "documentDate": "01/09/2018",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
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      "Transferor": "M/s. Delta Printing Pvt. Ltd.",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
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      "Transferee": "M/s. PV Media Vision Pvt. Ltd. ",
      "number": {
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        "label": "No"
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    }
  },

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{
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    "label": "Society Share Certificate"
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    "to": {
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      "label": "Purchaser"
    },
    "Purchaser": "M/s. PV Media Vision Pvt. Ltd. ",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "5"
},
  "isHardCopy": false,
  "displayStatus": false,
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  "fileName": "document_1729683822354_593435.pdf"
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{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "17/02/1979",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    }
  }
}
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      "label": "No"
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    "No": "KB / 4874 / A"
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  "displayStatus": false,
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  "path": "cases/67124001477b35348d3f8be3/
document_1729683970676_399485.pdf",
  "id": "358540",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Oct 23 2024 11:46:11 GMT+0000 (Coordinated Universal Time)"
}
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"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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    "id": "767643",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Oct 18 2024 16:31:21 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. PV Media Vision Pvt. Ltd. ",
    "phone": "9773540557",
    "ownershipShare": "",
    "email": "",
    "id": "730414"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "1",
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"length2": "0",
"width": "19.90",
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"width2": "0",
"totalArea": "993.01",
"images": [],
"finalArea": "993.01",
"extraAreas": []
}
],
"otherComposition": [
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  "toBeAdded": {
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    "value": "Carpet"
  },
  "name": {
    "label": "Loft",
    "value": "Loft"
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  "length1": "49.9",
  "length2": "0",
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  "width2": "0",
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  "percentage": "100"
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"externalReport": [],
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    "label": "Sale Deed"
  },
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  "id": "366192",
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  "totalAreaDocument": "1375",
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  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBUILTUPPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
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"images": [],
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      "squareMeterArea": "60.17",
      "expectedRate": "27018.68",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "72.21",
      "expectedRate": "22515.57",
      "percentage": "20"
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    "saleableArea": {
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      "squareMeterArea": "86.65",
      "expectedRate": "18762.93",
      "percentage": "20"
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    "builtUpPercentage": "20",
    "saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "17500000",
"expectedRate": "27018.68",
"builtUpExpectedRate": "22515.57",
"image": "cases/67124001477b35348d3f8be3/
indicator_1729663621583_Image.png",
"squareMeter": "60.17",
"id": "240815"
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{
"carpetArea": {
"area": "658.33",
"squareMeterArea": "61.16",
"expectedRate": "22017.83",
"percentage": ""
},
"builtUpArea": {
"area": "790.00",
"squareMeterArea": "73.39",
"expectedRate": "18348.10",
"percentage": "20"
},
"saleableArea": {
"area": "948.00",
"squareMeterArea": "88.07",
"expectedRate": "15290.08",
"percentage": "20"
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"printlnReport": true,
"_id": "6718948f03856193623093f4",
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"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "14495000",
"expectedRate": "22017.83",
"builtUpExpectedRate": "14495000",
"image": "cases/67124001477b35348d3f8be3/
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"id": "350706"
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    "squareMeterArea": "59.61",
    "expectedRate": "29999.84",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "71.54",
    "expectedRate": "25000.00",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "85.84",
    "expectedRate": "20833.33",
    "percentage": "20"
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  "builtUpExpectedRate": "19250000",
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  "squareMeter": "71.54",
  "id": "198229"
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{
  "carpetArea": {
    "area": "600.00",
    "squareMeterArea": "55.74",
    "expectedRate": "32500.00",
    "percentage": ""
  },
  },
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  "percentage": "35"
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"saleableArea": {
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  "squareMeterArea": "0.00",
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  "percentage": ""
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"id": "671214"
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    "squareMeterArea": "71.54",
    "expectedRate": "25000.00",
    "percentage": "20"
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(A-1) Co-Op. Soc. Ltd., Dhanraj Mills Compound , CTS No. 159, Sitaram Jadhav Road,
Dhiraji Mill Compound, Village - Lower Parel Division, Lower Parel (West), Taluka -
Mumbai, District - Mumbai Main, PIN - 400 013, State - Maharashtra, Country - India",
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Other Composition :			
Loft	49.9'0"	19.9'0"	993.01