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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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  "creditOfficer": {
    "branch": {
      "_id": "63b263d9191f7b344b008894"
    },
    "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"
},
"client": {
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  "type": "BANK",
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  "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."
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Industrial",
  "value": "Industrial"
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"zone": {
  "_id": "60e03dac6576061dae462469",
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  "pickupPerson": {
    "type": "EMPLOYEE",
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"_id": "60af3d172ffdf65bcd6585cd",
"role": "PICKUPPERSON",
"firstName": "Sachin",
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"lastName": "Joshi",
"mobileNo": "9167204063",
"shortName": "SJ",
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"_id": "62550ed0aba01e0af98f2f75",
"role": "SITEENGINEER",
"firstName": "Chandan",
"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
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"role": "FRONTDESK",
"firstName": "Binumon",
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"lastName": "Moozhickal",
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    "designation": "Back Office Team Leader",
    "shortName": "BS",
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    "role": "MAKER",
    "firstName": "Pradnya ",
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    "lastName": "Rasam",
    "mobileNo": "9529385821",
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    "shortName": "PR",
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  "checker": {
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          "label": "Registered Valuer"
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      "role": "VALUER",
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"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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    "title": {
      "label": "IBBI"
    },
    "_id": "60af80072ffdf65bcd658651",
    "number": "IBBI/RV/07/2018/10366"
  },
  {
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      "value": "FIIV",
      "label": "FIIV"
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    "_id": "60af80072ffdf65bcd658652",
    "number": "CAT-I-F-1763"
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  {
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      "label": "Chartered Engineer"
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    "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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  "visitedDate": [
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      "dateTime": "2024-10-19",
      "remark": "MANUAL_IN_TASK"
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    {
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      "dateTime": "2024-10-18",
      "remark": "MANUAL_IN_TASK"
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  "value": "Country - India",
  "label": false
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  "key": "village",
  "value": "Lower Parel Division",
  "label": true
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  "value": "Ground",
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  "value": "",
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  "label": true
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  "label": true
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  "value": "",
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "24",
  "label": false
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  "label": false
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Lower Parel (West)",
  "label": false
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},
"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "MS Rolling Shutter"
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"value": "Wooden_frame_openable_widow_with_M_S_Grill",
"label": "Wooden frame openable widow with M. S. Grill"
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"fixtures": {
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  "label": "Conduit Electrical Wiring"
},
"finishing": {
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  "label": "Cement Plastering"
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},
"general": {
  "ownership": {
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    "label": "company ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Adhyaru Estate ",
    "south": "Internal Road ",
    "east": "Railway Track"
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  "asPerDocumentAgreement": {
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    "east": "Details not available "
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  "east": "Unit No. 23",
  "south": "Entrance ",
  "west": "Unit No. 25"
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  "east": "Details not available ",
  "south": "Details not available ",
  "west": "Details not available "
},
"isDisplay": false,
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},
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "The Composition of Industrial Gala is Working Area + 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": {
  "remark": "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": "67.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "24610",
  "depreciatedBuildingRate": "910"
},
"igrRate": {
  "propertyName": "Industrial Gala",
  "rate": "203200",
  "landRate": "88280",
  "igrImage": "cases/671240fc2c873c3471469712/igr_1729664510871_Image.png",
  "squareMeterGuideLineRate": "203200.00",
  "squareFeetGuideLineRate": "18878.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "55",
  "rate": "14074.00",
  "squareFeetGuideLineRate": "14074.00",
  "squareMeterGuideLineRate": "151486.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Industrial",
    "label": "Industrial"
  },
  "propertyOccupiedByList": {
    "value": "Owner Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
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  "electricityServiceConnectionNo": "Details not available ",
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available "
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"floorSpaceIndex": "As per MCGM norms ",
"tenantName": "",
"maintenanceOfFlat": "Normal "
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1979",
    "fullDate": "1/1/1979"
  },
  "planningArea": {
    "value": "Industrial",
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"label": "Industrial"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "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": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"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"
},
"finalPlinthArea": {
  "area": "1269.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1729688642092_Image.png",
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"routeLat": "18.994833",
"routeLng": "72.828167",
"stationName": "Lower Parel",
"routeDistance": "350 Mtrs. ",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "27n6qw",
    "name": "27n6qw",
    "image": "cases/671240fc2c873c3471469712/
routeMap_1729688660296_Image.png"
  }
],
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "datetime": "2024-10-24T04:40:34.000Z"
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"rateVerify": {
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"externalBrickWork": {
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  "status": false
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  "isHideFloor": false,
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  "percentage": "0.00",
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "status": true
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      "path": "cases/671240fc2c873c3471469712/
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      "orientation": "portrait"
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  "orientation": "portrait"
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  "name":
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  "path": "cases/671240fc2c873c3471469712/
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  "orientation": "portrait"
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"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "22018.00",
    "max": "32500.00"
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  "builtUpRateRange": {
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    "max": "25000.00"
  },
  "saleableRateRange": {
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    "max": "18763.00"
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    "estimatedValue": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "additionValueDetails": [],
  "lessValueDetails": []
},
"taskStatus": {
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  "RATE_VERIFY": false,
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  "PRINT": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
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  "value": "LEAD"
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"ownerName": "M/s. PV Media Vision Pvt. Ltd. ",
"ownerPhoneNo": "9773540557",
"appAddress": "Gala no 24,Shah &Nahar Industrial (A-1) CHS,Lower Parel ",
"remark": "Cont Person Vaibhav Lokhande ",
"documents": [
  {
    "documentType": {
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      "label": "Agreement for sale"
    },
    "inputs": {
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        "label": "Transferor"
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      "to": {
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    "label": "No"
  },
  "No": "1670 / 2013"
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no_24_Documents.pdf"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KB / 4874 / A"
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"isHardCopy": false,
"displayStatus": false,
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  },
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  "displayStatus": false,
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  "fileName": "document_1740220352705_1740220350530_11896.pdf",
  "id": "119852",
  "uploadedBy": "60af3d172ffdf65bcd6585cd",
  "createdAt": "Sat Feb 22 2025 10:32:36 GMT+0000 (Coordinated Universal Time)"
}
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"caseNumber": "011896",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "623713",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Oct 18 2024 16:35:32 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. PV Media Vision Pvt. Ltd. ",
    "phone": "9773540557",
    "ownershipShare": "",
    "email": "",
    "id": "383694"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
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"width1": "19.75",
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"images": [],
"extraAreas": [],
"finalArea": "986.51"
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"otherComposition": [
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"name": {
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"label": "Agreement for sale"
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  "docBuiltupPercentage": "",
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  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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      "squareMeterArea": "60.17",
      "expectedRate": "27018.68",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "777.24",
      "squareMeterArea": "72.21",
      "expectedRate": "22515.57",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "86.65",
      "expectedRate": "18762.93",
      "percentage": "20"
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    "property": "Gala",
    "area": "647.7",
    "builtUpPercentage": "20",
    "saleablePercentage": "20",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "https://www.99acres.com/",
    "expectedPrice": "17500000",
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"expectedRate": "27018.68",
"builtUpExpectedRate": "22515.57",
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"squareMeter": "60.17",
"id": "929561"
},
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"squareMeterArea": "55.74",
"expectedRate": "32500.00",
"percentage": ""
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"builtUpArea": {
"area": "810.00",
"squareMeterArea": "75.25",
"expectedRate": "24074.07",
"percentage": "35"
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"saleableArea": {
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"squareMeter": "55.74",
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"area": "658.33",
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"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "73.39",
"expectedRate": "18348.10",
"percentage": "20"
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    "percentage": ""
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  "saleablePercentage": "0",
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  "floor": "",
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  "builtUpExpectedRate": "19250000",
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  "id": "642491"
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      "phone": "9819670183",
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(A-1) Co-Op. Soc. Ltd., 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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Name	Length	Width	Total
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Other Composition :			
Loft	49.95'00"	19.75'00"	986.51