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    "RVDSValues": true,
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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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    },
    "firstName": "Parmod",
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    "_id": "65f13018857bdc098a9c0c7d",
    "lastName": "Kalyanour",
    "mobileNo": "",
    "workMobileNo": "8657004344",
    "email": "kallyanpurpm@svcbank.com"
  },
  "fees": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "name": "SVC CO-OPERATIVE BANK LTD",
  "displayName": "SVC BANK",
  "initial": "SVC",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Goregaon West Branch",
  "branchCode": "",
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  "alternateMobileNo": "8657004345",
  "email": "GoregaonOU@svcbank.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "12, Udyog Nagar,Time Star Building, S.V.Road, Goregaon(W), Mumbai -
400062"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Industrial"
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"zone": {
  "_id": "60fbaf81d8cfc56a13fa8863",
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    "_id": "60af6ae22ffdf65bcd65861d",
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    "email": "misalsunil87@gmail.com",
    "lastName": "Misal",
    "mobileNo": "8422982721",
    "shortName": "SM",
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  },
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    "firstName": "Deepak ",
    "email": "daksh7831@gmail.com",
    "lastName": "Jain ",
    "mobileNo": "9022815908",
    "designation": "",
    "shortName": "DJ",
    "workWithDocumentMaker": ""
  },
  "rateVerifier": {
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    "firstName": "Binumon",
    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
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  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
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        "label": "Registered Valuer"
      }
    ]
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  {
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    "role": "VALUER",
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    "email": "manoj@vastukala.org",
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"mobileNo": "9819597579",
"designation": "Registered Valuer",
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  {
    "title": {
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    "number": "IBBI/RV/07/2018/10366"
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  {
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      "label": "FIIV"
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      "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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"value": "BANK"
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    "label": false
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    "label": true
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    "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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  "label": false
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  "value": "",
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  "label": true
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  "label": true
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  "key": "CTSNo",
  "value": "222(Part)",
  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "220",
  "label": false
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  "label": true
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  "value": "",
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  "value": "",
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  "label": false
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"doors": {
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"windows": {
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"label": "Aluminium Sliding Windows with window grills"
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"fittings": {
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"label": "Concealed Electrification"
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"north": "Internal Road ",
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  "south": "Details not available ",
  "east": "Details not available "
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    "south": "Unit No. 222",
    "west": "Unit No. 219 & passage"
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  "asPerDocument": {
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    "south": "Unit No. 222",
    "west": "Unit No. 219 & passage"
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  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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  "taxies": {
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "The Composition of Industrial Unit is Working Area + Loft Area.",
"dateOfIssusApprovePlan": "Approved plan not received for verification ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"unauthorizedConstruction": "",
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"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": "69",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "19275",
  "depreciatedBuildingRate": "775"
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"igrRate": {
  "propertyName": "Industrial ",
  "rate": "136790",
  "landRate": "64910",
  "igrImage": "cases/6729eeb7499746162fb2568b/igr_1731325981340_Image.png",
  "squareMeterGuideLineRate": "136790.00",
  "squareFeetGuideLineRate": "12708.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "54",
  "rate": "9636.00",
  "squareFeetGuideLineRate": "9636.00",
  "squareMeterGuideLineRate": "103725.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Industrial",
    "label": "Industrial"
  }
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"propertyOccupiedByList": {
  "value": "Tenant_Occupied",
  "label": "Tenant Occupied"
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"monthlyRent": "55,000/- Present rental income rental month",
"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 MCGM norms",
"tenantName": "Dr. Milind Khandkar<br />Occupied Since - Last 3 Years ",
"maintenanceOfFlat": "Normal"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
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  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "1978",
  "fullDate": "1/1/1978"
},
"planningArea": {
  "value": "Industrial",
  "label": "Industrial"
},
"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"
},
"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"label": "Normal"
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"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
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"maintenancelssues": {
"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "14",
"ageOfBuilding": "46",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "60"
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"finalPlinthArea": {
  "area": "710.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Articles Of Agreement"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1731391695169_Image.png",
    "routeLat": "19.146000",
    "routeLng": "72.853111",
    "stationName": "Jogeshwari ",
    "routeDistance": "600 Mtrs. ",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "4nahh3",
      "name": "4nahh3",
      "image": "cases/6729eeb7499746162fb2568b/
routeMap_1731391574368_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  }
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"wardrobesRate": "0",
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"wardrobesQty": "0",
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"outward": {
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    "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "status": false
},
}
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
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  "selectedBuildUpValue": "710.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "path": "cases/6729eeb7499746162fb2568b/
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      "orientation": "portrait"
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      "_id": "672c47cce709dbb55a851020",
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  "societyNameBoardImage": [],
  "compositionImages": []
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    "min": "18390.00",
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      "max": "20129.00"
    }
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  "detailsOfValuation": {
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      "quantity": "0.00",
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      "estimatedValue": "0.00",
      "status": true,
      "isEditable": false
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      "ratePerUnit": "0.00",
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      "status": true,
      "isEditable": true
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      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "isEditable": true
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      "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"title": "Total",
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"status": 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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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "710.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "DELIVERED",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Parul Pankaj Shah & Mr. Pankaj Keshavlal Shah",
"ownerPhoneNo": "9820371388",
"appAddress": "Unit no 220 2 nd floor Guru Gobind Singh Industrial Estate WEH
Goregaon East Mumbai 400063",
"remark": "New loan hey (Bldg Approved Plan copy nahi ahe Bank ka remark chalel",
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"documents": [
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      "value": "60ae124faa6d152c1801b30f",
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    "inputs": {
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      "from": {
        "value": "Vendor",
        "label": "Vendor"
      },
      "Vendor": "Mr. Ananda Tukaram Jadhav, Mr. Baban Ananda Jadhav & Shankar Ananda Jadhav",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mrs. Parul Pankaj Shah & Mr. Pankaj Keshavlal Shah"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Tue Nov 12 2024 05:24:31 GMT+0000 (Coordinated Universal Time)"
  },
  {
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      "label": "Society Share Certificate"
    },
    "inputs": {
      "remark": " transferred dated 28.06.2003 issued by Guru Gobind Singh Industrial Premises Co-Op. Hsg. Soc. Ltd ",
      "to": {
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        "label": "Purchaser"
      },
      "Purchaser": "Mrs. Parul Pankaj Shah & Mr. Pankaj Keshavlal Shah",
      "number": {
        "value": "No",
        "label": "No"
      }
    },
  },
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}
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"caseNumber": "012186",
"createdBy": "60af6ae22ffdf65bcd65861d",
"caseHistory": [
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    "id": "737035",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 05 2024 10:08:55 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Parul Pankaj Shah & Mr. Pankaj Keshavlal Shah",
    "phone": "9820371388",
    "ownershipShare": "",
    "email": "",
    "id": "304141"
  }
],
"proposePurchasers": [],
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"composition": [
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      "label": "Square Feet"
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    "length1": "20",
    "length2": "0",
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    "width1": "33",
    "width2": "0",
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"name": {
"label": "Loft",
"value": "Loft"
},
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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"length2": "00",
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"width1": "1",
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"percentageBeforeTotal": "600.00",
"percentage": "100"
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],
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"label": "Articles Of Agreement",
"value": "60ae1261aa6d152c1801b365"
},
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"value": "Square_Feet",
"label": "Square Feet"
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"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "787714"
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"carpetArea": {
"area": "690.00",
"squareMeterArea": "64.10",
"expectedRate": "28985.51",
"percentage": ""
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"builtUpArea": {
"area": "828.00",
"squareMeterArea": "76.92",
"expectedRate": "24154.59",
"percentage": "20"
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"saleableArea": {
"area": "993.60",
"squareMeterArea": "92.31",
"expectedRate": "20128.82",
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "20000000",
"expectedRate": "28985.51",
"builtUpExpectedRate": "24154.59",
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indicator_1731325387317_Image.png",
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"squareMeter": "64.10",
"id": "676327"
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "62.25",
    "expectedRate": "18656.72",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "74.69",
    "expectedRate": "15547.26",
    "percentage": "20"
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  "area": "670",
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  "areaType": "Built_Up",
  "floor": "",
  "source": "square_yards",
  "expectedPrice": "12500000",
  "expectedRate": "22388.19",
  "builtUpExpectedRate": "12500000",
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  "squareMeter": "62.25",
  "id": "656136"
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{
  "carpetArea": {
    "area": "549.23",
    "squareMeterArea": "51.03",
    "expectedRate": "18389.38",
    "percentage": ""
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  "percentage": "20"
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
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"floor": "",
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"expectedRate": "18389.38",
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  "saleableArea": {
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  "builtUpExpectedRate": "12600000",
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  "id": "853125"
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    "orientation": "portrait"
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externallmg_1730955199106_WhatsApp_Image_20241107_at_101311_2.jpeg",
    "orientation": "portrait"
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Other Composition :			
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