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{
  "typeOfReport": {
    "value": "Office",
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "value": "MSME_Loan"
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  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "63b263d9191f7b344b008894"
    },
    "firstName": "Ravi Ratnaparikhi",
    "type": "CREDITOFFICER",
    "_id": "64c7602105efe8082a8c9b43",
    "lastName": "Ratnaparikhi",
    "mobileNo": "",
    "workMobileNo": "9970694920",
    "email": "ravi.ratnaparikhi@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "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"
},
"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": {
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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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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Commercial"
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"zone": {
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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"_id": "60af3d172ffdf65bcd6585cd",
"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
"lastName": "Joshi",
"mobileNo": "9167204063",
"shortName": "SJ",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af3d172ffdf65bcd6585cd\
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"siteEngineer": {
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"_id": "62550ed0aba01e0af98f2f75",
"role": "SITEENGINEER",
"firstName": "Chandan",
"email": "ck06806@gmail.com",
"lastName": "Singh",
"mobileNo": "8454863607",
"designation": "",
"shortName": "CH",
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"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
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"role": "ACCOUNTANT",
"firstName": "SONAL ",
"email": "sonal.ambekar19@gmail.com",
"lastName": " SHIVGAN",
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    "designation": "",
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  "longitude": "72.83620447927763"
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    {
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      "remark": ""
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"visitedDate": [
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    "dateTime": "2025-01-02",
    "remark": ""
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  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "label": true
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  "key": "CTSNo",
  "value": "TPS No. IV",
  "label": true
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  "key": "blockNo",
  "value": "",
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"selectNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "label": false
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  "value": "",
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"SRO": {
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  "value": "",
  "label": false
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  "label": false
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"suburb": {
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  "key": "suburb",
  "value": "",
  "label": false
}
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  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Glass Facade Windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring"
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  }
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"general": {
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"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
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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": "Residential Building ",
  "west": "Indiabulls Financial Center",
  "south": "Bhausahab Todankar Marg",
  "east": "Station Road"
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"asPerDocumentAgreement": {
  "north": "Land bearing Final Plot No. 616 (Part)",
  "west": "Kamghar Krida Kendra standing on Final Plot No. 615",
  "south": "Elphistone Mill standing on Final Plat No. 613",
  "east": "Railway Colony standing on Final Plot No. 614 (Part)"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Office No. 602",
    "east": "Marginal Space",
    "south": "Office No. 604",
    "west": "Lobby"
  },
  "asPerDocument": {
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"whichTheLocalityIsServed": {
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  "taxies": {
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  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "Entry + Reception Area + Working area + 2 Cabins + 2
Toilets + Pantry",
"dateOfIssusApprovePlan": "Approved building plan were not provided & not verified",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationPercentage": "22.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "45370",
  "depreciatedBuildingRate": "2170"
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"igrRate": {
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  "landRate": "95970",
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"squareMeterGuideLineRate": "215620.00",
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"igrFinalRate": {
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  "rate": "18364.00",
  "squareFeetGuideLineRate": "18364.00",
  "squareMeterGuideLineRate": "197673.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
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  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "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": "Information not available",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed arae",
  "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"
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "2 (Two) numbers of car parking space with covered in the upper
basement / Lower basement / Upper stilt / Lower stilt as being allotted by the Promoter",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2010",
  "fullDate": "1/1/2010"
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"planningArea": {
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  "label": "Commercial"
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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"value": "Good",
"label": "Good"
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"buildingSpecification": {
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"structuralSafety": {
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"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
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"label": "Good"
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
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"maintenanceIssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
"value": "0",
"label": "No"
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"systemOfAirConditioning": {
"value": "1",
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"provisionOfFirefighting": {
"value": "1",
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"groundStilt": {
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
"noOfBasement": "3",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "15",
"flatFloorNo": "6",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "884.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67500008c5a60c3e016ced08/
routeMap_1737021600793_Image.png",
    "routeLat": "19.009850",
    "routeLng": "72.836315",
    "stationName": "Prabhadevi",
    "routeDistance": "800 Mtr.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
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    0,
    0
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  "type": "Point"
}
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"showLocation": {
  "latlng": false,
  "finallatlng": false
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"locationMapImg": [
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    "id": "vqka2d",
    "name": "vqka2d",
    "image": "cases/67500008c5a60c3e016ced08/
routeMap_1737021550316_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "interiorDecorationsQty": "737",
  "interiorDecorationsRate": "2500",
  "totalinteriorDecorationsRate": "1842500",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
  "othersQty": "2",
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"finaltotal": "38280190.00",
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"bookValue": "0",
"finalValue": "33437690.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "status": false
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  "percentage": "0.00",
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  "status": true
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externallmg_1735804394034_1735804389697_image_3.jpeg",
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"compositionImages": []
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  "carpetRateRange": {
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    "max": "51613.00"
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  "builtUpRateRange": {
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    "max": "43011.00"
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  "saleableRateRange": {
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"detailsOfValuation": {
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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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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"createCase": "false",
"type": "CASE",
"leadType": {
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  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "737.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67500008c5a60c3e016ced08",
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"ownerName": "Mrs. Bhaktawar B. Katrak, Mr. ASPI F. Bharucha and Mr. Mukul S. Doshi",
"ownerPhoneNo": "0000000000",
"appAddress": "Office no 603\nNaman Midtown\nSenapati Bapat Marg\nElphinstone Road\nMumbai 400013\nArea 68.47 square meters",
"remark": "",
"documents": [
  {
    "documentType": {
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      "label": "Article of Agreement"
    },
    "inputs": {
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        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Shree Naman Developers Ltd.",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mrs. Bhaktawar B. Katrak, Mr. ASPI F. Bharucha and Mr. Mukul S. Doshi"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/67500008c5a60c3e016ced08/document_1737019753635_Agreement_Office_No_603.pdf",
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    "createdAt": "Thu Jan 16 2025 09:29:14 GMT+0000 (Coordinated Universal Time)"
  },
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      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "28/10/2009",
      "nameOfApprovingAuthority": {
        "value": "Slum_Rehabilitation_Authority_(SRA)",
        "label": "Slum Rehabilitation Authority (SRA)"
      },
      "number": {
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    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "SRA/ENG/1972/GN/ML/AP"
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"isHardCopy": false,
"displayStatus": true,
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document_1737020061771_Commencement_Certificate_1.pdf",
"id": "937690",
"uploadedBy": "663da98cfcea71232186f142",
"createdAt": "Thu Jan 16 2025 09:34:21 GMT+0000 (Coordinated Universal Time)"
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"caseNumber": "012782",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "642461",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Dec 04 2024 07:08:56 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Bhaktawar B. Katrak, Mr. ASPI F. Bharucha and Mr. Mukul S. Doshi",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "896964"
  }
],
"proposePurchasers": [],
"siteInspection": [],
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    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "731366",
    "name": "Reception",
    "length": "7.33",
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"length2": "4",
"width": "5.17",
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"finalArea": "37.89"
},
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    "label": "Square Feet"
  },
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  "name": "Passage",
  "length": "4.58",
  "length1": "4",
  "length2": "7",
  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "12.60",
  "images": [],
  "finalArea": "12.60",
  "extraAreas": []
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  "measurementType": {
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  "name": "Toilet",
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  "totalArea": "18.10",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.10"
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  "label": "Square Feet"
},
"id": "3",
"name": "Toilet",
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"length1": "5",
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"width1": "3",
"width2": "2",
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"images": [],
"extraAreas": [],
"finalArea": "15.83"
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    "label": "Square Feet"
  },
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  "name": "Working Area",
  "length": "31.67",
  "length1": "31",
  "length2": "8",
  "width": "19.92",
  "width1": "19",
  "width2": "11",
  "totalArea": "630.69",
  "images": [],
  "finalArea": "630.69",
  "extraAreas": []
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],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "68.47",
  "totalAreaDocument": "737",
  "docBultupPercentage": "20",
  "docFinalBultUp": "884.40",
  "docFinalBultUpSquareMeter": "82.16",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "511346"
}
],
"images": [],
"indicatorArr": [
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      "squareMeterArea": "86.40",
      "expectedRate": "51612.90",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1116.00",
      "squareMeterArea": "103.68",
      "expectedRate": "43010.75",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "1339.20",
      "squareMeterArea": "124.42",
      "expectedRate": "35842.29",
      "percentage": "20"
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    "printlnReport": true,
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    "property": "Office ",
    "area": "930",
    "builtUpPercentage": "20",
    "saleablePercentage": "20",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "magic_bricks",
    "expectedPrice": "48000000",
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"expectedRate": "51612.90",
"builtUpExpectedRate": "43010.75",
"image": "cases/67500008c5a60c3e016ced08/
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"squareMeter": "86.40",
"id": "634499"
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{
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    "squareMeterArea": "174.94",
    "expectedRate": "42485.40",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "209.92",
    "expectedRate": "35404.50",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "251.91",
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    "percentage": "20"
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  "expectedPrice": "80000000",
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  "builtUpExpectedRate": "35404.50",
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  "id": "208769"
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"area": "735.00",
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"expectedRate": "43306.12",
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"squareMeterArea": "81.94",
"expectedRate": "36088.44",
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"squareMeterArea": "98.33",
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"saleablePercentage": "20",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
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"expectedRate": "43306.12",
"builtUpExpectedRate": "36088.44",
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"id": "998700"
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"area": "505.00",
"squareMeterArea": "46.92",
"expectedRate": "42249.50",
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},
"builtUpArea": {
"area": "606.00",
"squareMeterArea": "56.30",
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  "expectedRate": "42249.50",
  "builtUpExpectedRate": "35207.92",
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  "id": "316994"
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"externalImages": [
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    "path": "cases/67500008c5a60c3e016ced08/
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    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "orientation": "portrait"
  },
}
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{
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  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/67500008c5a60c3e016ced08/
externallmg_1735804394034_1735804389697_image_3.jpeg",
  "orientation": "portrait"
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externallmg_1735804394965_1735804389697_image_4.jpeg",
  "orientation": "portrait"
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  "type": "EXTERNAL_IMAGES",
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  "orientation": "portrait"
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Name	Length	Width	Total
Composition :			
Reception	7'4"	5'2"	37.89
Passage	4'7"	2'9"	12.60
Toilet	6'7"	2'9"	18.10

Toilet	5'00"	3'2"	15.83
Working Area	31'8"	19'11"	630.69
Other Composition :			