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{
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    "RVDSValues": true,
    "proportionateValue": false
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  },
  "toAssess": {
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b7cb"
    },
    "firstName": "Swetabh",
    "type": "CREDITOFFICER",
    "_id": "66585dbe6ffe9448be3cb259",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "8828028017",
    "email": "swetabh.kumar@sbi.co.in"
  },
  "fees": {
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
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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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  "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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  "branchCode": "000019",
  "type": "BRANCH",
  "name": "Diamond Branch (BKC)",
  "email": "sbi.09276@sbi.co.in",
  "mobileNo": "022-2675 2300",
  "alternateMobileNo": "",
  "address": "D/3, West Core, Bharat Dimond Bourse, Bandra-Kurla Complex, Bandra
(East), Mumbai - 400 051, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "STATE BANK OF INDIA - BHARAT DIAMOND BRANCH",
  "fax": "022-2675 2381",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"type": "EMPLOYEE",
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  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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  "_id": "60f91822f3dd69653a5922e3",
  "role": "SITEENGINEER+MAKAR+CHECKER",
  "firstName": "Prayush ",
  "email": "prayush@vastukala.org",
  "lastName": "Parekh ",
  "mobileNo": "9767983840",
  "designation": "",
  "shortName": "PPP",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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  "firstName": "SONAL ",
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"lastName": " SHIVGAN",
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        "label": "Registered Valuer"
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  },

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    "label": "Chartered Engineer"
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"fatherName": "Baburao"
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18.955160655705864
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      "remark": ""
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      "status": "COMPLETED",
      "dateTime": "2025-03-08",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "key": "country",
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  "value": "",
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  "key": "buildingName",
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  "label": false
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  "label": true
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  "key": "street1",
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  "label": false
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  "value": "Off Raja Rammohan Roy Marg",
  "label": false
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  "key": "landmark",
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  "label": false
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  "key": "wing",
  "value": "",
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  "label": true
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  "value": "8/1487",
  "label": true
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  "value": "",
  "label": true
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"value": "115, 116 & 117",
"label": false
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  "key": "municipalityWardNo",
  "value": "D",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "value": "",
  "label": false
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  "value": "",
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  "key": "suburb",
  "value": "Opera House",
  "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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    "label": "Teak Wood Door frame with Solid flush door"
  },
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    "label": "Alluminum sliding windows with M. S. Grills"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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  }
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"general": {
  "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": {
  "north": "Panchratna Co-Op. Hsg. Soc.Ltd.",
  "west": "Road & Flox Chambers",
  "south": "Tata Road No. 2 & Prasad Chambers",
  "east": "Shreeji Darshan Building"
},
"asPerDocumentAgreement": {
  "north": "Plot bearing C. S. No. 2/1487",
  "west": "Open Plot leased out to Shreeji Investment Pvt. Ltd.",
  "south": "Tata Road No. 2",
  "east": "Tata Road No. 1"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Common Passage",
    "east": "Common Toilet",
    "south": "Common Passage",
    "west": "Office No. 118"
  },
  "asPerDocument": {
    "north": "Information not available",
    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "The Composition of Office No. 115 & 116 are amalgamaed
and was vacant at the time of visit. No electricity supply in the premises. \nOffice No.
117 - Reception + Waiting area + Cabins used for (Management Department + Account
Department + Finance Manager + Storeroom) + Pantry + Common Toilets +
Assortment Department in Mezzanine Floor.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is available it is assumed that
the construction is as per Sanctioned Plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "1. As per site inspection, Unit Nos. 115 & 116 are internally amalgamated
with Single entrance. For the Purposed of Valuation, we have considered area as per
Document and No electricity supply in the office.<br />\n2. Unit No. 117 is used by
company in the name of DIAM Beauty.<br />\n3. Legal documents of Mezzanine floor
not provided for our verification. We have considered area mentioned in the documents.
Hence, to give proper weightage to the value of the property, higher rate is considered",
  "depreciationPercentage": "49.50000000000001",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "42614",
  "depreciatedBuildingRate": "1413.9999999999998"
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"igrRate": {
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"rate": "385100",
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"igrImage": "cases/67cbe517021414d63cdefb4f/igr_1742196752709_Image.png",
"squareMeterGuideLineRate": "385100.00",
"squareFeetGuideLineRate": "35777.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "67",
  "rate": "27578.00",
  "squareFeetGuideLineRate": "27578.00",
  "squareMeterGuideLineRate": "296842.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Commercial_use",
    "label": "Commercial use"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A.",
  "assessmentNo": "1. As per Society Maintenance Bill Document No.2073 Dated 15.01.2025 issued by Shreeji Chambers Premises Co-Op. Society Ltd. (Office No. 115). - Rs. 2500/- \n2. As per Society Maintenance Bill Document No.2074 Dated 15.01.2025 issued by Shreeji Chambers Premises Co-Op. Soc. Ltd. (Office No. 116). - Rs. 2500/- \n3. As per Society Maintenance Bill Document No.2075 Dated 15.01.2025 issued by Shreeji Chambers Premises Co-Op. Society Ltd. (Office No. 117).",
  "taxPaidHolderName": "Office No. 115 - M/s. Dhanera Diamonds\nOffice No. 116 - M/s. Dhanera Diamonds\nOffice No. 117- M/s. Gujarat Diamonds",
  "taxAmount": "Office No. 115 - M/s. Dhanera Diamonds\nOffice No. 116 - M/s. Dhanera Diamonds\nOffice No. 117- M/s. Gujarat Diamonds",
  "electricityServiceConnectionNo": "Electricity Bill Document No.102-006-249* (Office No. 115) \nXII) Electricity Bill Document No.455-238-489*6 (Office No. 116) \nXIII) Electricity Bill Document No.100-014-715*5 (Office No. 117) Dated 13.01.2025. ",
  "meterCardHolderName": "Office No. 115 - M/s. Dhanera Diamonds\nOffice No. 116 - M/s. Dhanera Diamonds\nOffice No. 117- M/s. Gujarat Diamonds",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "Information not available",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
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  "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 Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1992",
    "fullDate": "1/1/1992"
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    "label": "Commercial"
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"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
"value": "Good",
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
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"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenancelssues": {
"value": "1",
"label": "Yes"
}
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "27",
"ageOfBuilding": "33",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "1",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "41"
},
"finalPlinthArea": {
  "area": "1278.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67cbe517021414d63cdefb4f/
routeMap_1742206541664_Image.png",
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    "routeLng": "72.817472",
    "stationName": "Charni Road",
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"routeDistance": "450 Mtr.",
"routeStation": {
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  "finallatLng": false
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"locationMapImg": [
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    "name": "zfekcq",
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  }
],
"valuation": {
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  "interiorDecorationsQty": "0",
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"externalPainting": {
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  "isHideFloor": true,
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externallmg_1741583234486_IMG_20250308125759464.jpg",
      "orientation": "portrait"
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  ],
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      "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "orientation": "landscape"
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    "status": false,
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    "orientation": "landscape"
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    "path": "cases/67cbe517021414d63cdefb4f/
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    "orientation": "portrait"
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externallmg_1741583234034_IMG_20250308123134956.jpg",
    "orientation": "portrait"
  },
  {
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externallmg_1741583234486_IMG_20250308125759464.jpg",
    "orientation": "portrait"
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    "path": "cases/67cbe517021414d63cdefb4f/
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/67cbe517021414d63cdefb4f/
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    "orientation": "portrait"
  }
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"compositionImages": []
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  },
  "builtUpRateRange": {
    "min": "36262.00",
    "max": "38417.00"
  },
  "saleableRateRange": {
    "min": "30218.00",
    "max": "32014.00"
  }
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"detailsOfValuation": {
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    "isEditable": true
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    "isEditable": true
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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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"others": {
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  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": [],
  "totalValue": 0,
  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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"taskStatus": {
  "SITE_INSPECTION": false,
  "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",
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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "M/s. Dhanera Diamonds (Unit No. 115) and <br/> M/s. Gujarat
Diamonds (Unit No. 116 & 117)",
"ownerPhoneNo": "9820495179",
"appAddress": "Unit no - 115,116 & 117, 1st floor, Shreeji chambers premises co
operative society Ltd, Tata road no - 1&2, off Raja Rammohan Roy marg, Opera House,
Mumbai - 400004",
"remark": "contact - chirag Jain",
"documents": [
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      "value": "60ae1246aa6d152c1801b2e7"
    },
    "attachConfig": {
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    },
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      "remark": " (Office No. 115)"
    },
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    "displayStatus": true,
    "id": "318392",
    "path": "cases/67cbe517021414d63cdefb4f/
document_1742201874345_Sale_Deed.pdf",
    "fileName": "document_1742201874345_Sale_Deed.pdf"
  },
  {
    "documentType": {
      "label": "Sale Deed",
      "value": "60ae1245aa6d152c1801b2e3"
    },
  },
}
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"attachConfig": {
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  "remark": "(Office No. 116)",
  "amount": "7200000",
  "from": {
    "value": "Transferor",
    "label": "Transferor"
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  "Transferor": "M/s. Gandhi Enterprises ",
  "to": {
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    "label": "Transferee"
  },
  "Transferee": "M/s. Gujarat Diamonds",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "3031/2002"
},
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"displayStatus": false,
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"path": "cases/67cbe517021414d63cdefb4f/
document_1742202056418_Sale_Deed.pdf",
"fileName": "document_1742202056418_Sale_Deed.pdf"
},
{
  "documentType": {
    "label": "Sale Deed",
    "value": "60ae1245aa6d152c1801b2e3"
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    "toPage": 0
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  "attachInReport": false,
  "inputs": {
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    "from": {
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  },
  "Transferor": "M/s. Chhaya Gems",
  "to": {
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    "label": "Transferee"
  },
  "Transferee": "M/s. Gujarat Diamonds",
  "number": {
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    "label": "Document No"
  },
  "Document_No": "3032/2002"
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"displayStatus": true,
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"path": "cases/67cbe517021414d63cdefb4f/
document_1742202266654_Sale_Deed.pdf",
"fileName": "document_1742202266654_Sale_Deed.pdf"
},
{
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    "value": "60ae1247aa6d152c1801b2ea"
  },
  "attachConfig": {
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    "toPage": 0
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "EB / 9985 / A"
  },
  "isHardCopy": false,
  "displayStatus": true,
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    "fileName": "document_1742202405465_Commencement_Certificte.pdf",
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    "id": "969178",
    "uploadedBy": "663da98cfcea71232186f142",
    "createdAt": "Mon Mar 17 2025 09:06:45 GMT+0000 (Coordinated Universal Time)"
  },
  {
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      "value": "60ae1264aa6d152c1801b371"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "26/05/1997",
      "remark": " issued by Shreeji Chambers Premises Co-Op. Society Ltd. for Office
No. 115",
      "number": {
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        "label": "Document No"
      },
      "Document_No": "35"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "239084",
    "path": "cases/67cbe517021414d63cdefb4f/
document_1742202739630_Share_Certificate_office_no_115.pdf",
    "fileName": "document_1742202739630_Share_Certificate_office_no_115.pdf"
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  {
    "documentType": {
      "label": "Share Certificate ",
      "value": "60ae1264aa6d152c1801b371"
    },
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    "inputs": {
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No. 116",
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      "label": "Document No"
    },
    "Document_No": "37"
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  "isHardCopy": false,
  "displayStatus": false,
  "id": "347669",
  "path": "cases/67cbe517021414d63cdefb4f/
document_1742202864143_Share_Certificate_office_no_116.pdf",
  "fileName": "document_1742202864143_Share_Certificate_office_no_116.pdf"
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    "value": "60ae1264aa6d152c1801b371"
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    "toPage": 0
  },
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    "remark": " issued by Shreeji Chambers Premises Co-Op. Society Ltd. for Office
No. 117",
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      "label": "Document No"
    },
    "Document_No": "40"
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  "displayStatus": true,
  "id": "711703",
  "path": "cases/67cbe517021414d63cdefb4f/
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  "fileName": "document_1742202957410_Share_Certificate_office_no_117.pdf"
},
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  "documentType": {
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    "value": "60ae1249aa6d152c1801b2f1"
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    },
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      "toPage": 0
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115)",
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        "label": "Document No"
      },
      "Document_No": "2073"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "278902",
    "path": "cases/67cbe517021414d63cdefb4f/
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    "fileName": "document_1742203342444_Maintenance_Bill_office_no_115.pdf"
  },
  {
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      "value": "60ae1249aa6d152c1801b2f1"
    },
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      "toPage": 0
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116)",
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    "value": "6077c791395bc80714864a30"
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  "createdAt": "Mon Mar 17 2025 09:34:03 GMT+0000 (Coordinated Universal Time)"
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Mar 08 2025 06:35:03 GMT+0000 (Coordinated Universal Time)"
  }
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"owners": [
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(Unit No. 116 & 117)",
    "phone": "9820495179",
    "ownershipShare": "",
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    "docSaleablePercentage": "0",
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Premises Co-Op. Soc. Ltd., Opp. Prasad Chambers, CTS No. 8/1487, Tata Road No 1
& 2, Off Raja Rammohan Roy Marg, Municipality Ward No. D, Opera House, Mumbai,
400 004, State - Maharashtra, India",
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