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{
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    "RVDSValues": true
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  "purposeOfValuation": {
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    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002"
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  },
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    },
    "type": "CREDITOFFICER",
    "_id": "648aa63dda662768e994f772",
    "firstName": "Saumita Chakraborty",
    "lastName": "Chakraborty",
    "mobileNo": "",
    "workMobileNo": "9167177426",
    "email": "Saumita.racpc.sion@sbi.co.in"
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"expectedFees": 1000,
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  "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"
},
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  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kiroi Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
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  "label": "Land & Building / Immovable Property"
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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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  "siteEngineer": {
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    "role": "SITEENGINEER",
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    "lastName": "Shelar",
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    "designation": "",
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  "rateVerifier": {
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    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
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    "PANNo": "AEAPC7114Q",
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    "fatherName": "Baburao",
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    "mobileNo": "9422171100",
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    "title": {
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    "key": "country",
    "value": "India",
    "label": false
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  "label": false
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  "value": "",
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  "key": "wing",
  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
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  "label": true
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  "label": true
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  "label": false
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  "label": false
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  "label": true
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 401 404",
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  "label": false
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  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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  "doors": {
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  "finishing": {
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    "label": "Middle Class"
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"label": "Semi Urban"
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"townplanApprovedByList": {
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  "label": "Other"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Building No. 4 & 5",
  "west": "Internal Road",
  "south": "Building No. 7",
  "east": "Garden"
},
"asPerDocumentAgreement": {
  "north": "Village Road No. 91",
  "west": "Gut No. 154",
  "south": "Gut No. 82, 167, 180",
  "east": "Plot No. 2 of Gut No. 158, 183(pt), 183(pt)"
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"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "At the time of visit the flat was locked, hence we have visited the property externally. Therefore internal composition not known to us. As per Agreement Sale Plan it is 1 BHK - C type with Living Room + 1 Bedroom + Kitchen + Toilet.",
"dateOfIssusApprovePlan": "",
"approvePlanVerified": "",
"empanelledOfApprovePlan": ""
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"compositeRate": {
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externally. Our report is based on external visit and documents provided by the bank.",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "33600",
  "landRate": "2940",
  "igrImage": "cases/6516849be393a05c2412d232/igr_1696511606525_Image.png",
  "squareMeterGuideLineRate": "33600.00",
  "squareFeetGuideLineRate": "3122.00"
},
"igrFinalRate": {
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  "squareMeterGuideLineRate": "33600.00",
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Vacant"
  },
  "monthlyRent": "4,000",
  "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 local norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
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},
"marketability": {
  "marketabilityList": {
    "value": "Normal",
    "label": "Normal"
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  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\\_Thk._Brick_Masonry",
    "label": "6\\ Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Yes",
  "constructionWorkStatus": {
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    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2021",
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  },
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"value": "R.C.C._Framed_Structure",
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},
},
"qualityOfConstruction": {
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},
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
"value": "Average",
"label": "Average"
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},
"structuralSafety": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
"value": "Good",
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"maintenanceOfTheBuilding": {
"value": "Good",
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"maintenancelssues": {
"value": "0",
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},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "12"
},
"finalPlinthArea": {
  "area": "319.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6516849be393a05c2412d232/
routeMap_1696508402944_Image.png",
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"routeLat": "19.731861",
"routeLng": "72.788611",
"stationName": "Palghar",
"routeDistance": "7Km"
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "zI9s8",
    "name": "zI9s8",
    "image": "cases/6516849be393a05c2412d232/
routeMap_1696508238115_Image.png"
  }
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},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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"totalothersRate": "0",
"finaltotal": "1682000.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "1682000.00"
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"outward": {
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  "date": "Fri Oct 06 2023 13:17:48 GMT+0530 (India Standard Time)",
  "number": "2302868",
  "dayCount": "7",
  "monthCount": "65",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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},
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"externalBrickWork": {
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  "isHideFloor": false,
  "status": false
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"internalPlastering": {
  "label": "Internal Plastering",
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  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
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  "status": false
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}
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"workCompleted": {
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  "floorsCompleted": "",
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  "status": true
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"guidelineDetails": {
  "finalGuidelineValue": "995918.00",
  "selectedBuildUpValue": "319.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "landscape"
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  "selfieWithSiteVisitImages": [
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      "orientation": "landscape"
    }
  ],
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      "path": "cases/6516849be393a05c2412d232/externallmg_1696499633848_IMG20231005WA0257.jpg",
      "orientation": "portrait"
    },
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      "status": false,
      "_id": "651e87b1072fba0ce3f3ec37",
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    "orientation": "landscape"
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    "orientation": "landscape"
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externallmg_1696499633866_IMG20231005WA0265.jpg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "0.00",
    "max": "0.00"
  },
  "builtUpRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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"title": "Wardrobes",
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"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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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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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  "quantity": "0.00",
  "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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},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "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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"type": "CASE",
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "290.00",
"empanelmentNo": [
  "SME/TCC/2021-22/85/13"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentId": [],
"_id": "6516849be393a05c2412d232",
"ownerName": "Namita Goel",
"ownerPhoneNo": "9004987766",
"appAddress": "Flat no. 403, 4th Floor, Bldg. no. 6, Phase - 1, Project - 1, Happiest
Palghar Project, Plot no. 1, Village - Nandore, Palghar ",
"remark": "NPA Account.. Client Visit Arrenge karega",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "10/05/2019",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Mahindra Happinest Developers Limited (formerly known as
Mahindra Happinest Developers Private Limited)",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Namita Goel",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      }
    }
  },

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    "Document_No": "3168/2019"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "381653",
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document_1695974481393_Racpc_Sion_Namita_Goel_NPA.pdf",
  "fileName": "document_1695974481393_Racpc_Sion_Namita_Goel_NPA.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "19/03/2021",
    "remark": "issued by Office of Collector and District Magistrate Palghar.",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "Revenue / Room 1 / T. 1 / Occupancy Certificate / SR - 05 /
2021"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "814978",
  "path": "cases/6516849be393a05c2412d232/
document_1696512505958_Occupancy_Certificate.pdf",
  "fileName": "document_1696512505958_Occupancy_Certificate.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "11/05/2017",
    "remark": "issued by Collector Office Palghar",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "Revenue / Room 1 / T. 1 / NAP / SR - 102/ 2016"
  },
  "isHardCopy": false,
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    "displayStatus": true,
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ncement_Certificates___NA_Order_for_plotted_development.pdf",
    "fileName": "document_1696512902054_1_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
  },
  {
    "documentType": {
      "value": "60ae1248aa6d152c1801b2ee",
      "label": "Previous Valuation Report"
    },
    "inputs": {
      "documentDate": "18/07/2019",
      "remark": "Ref. No. VAL/ARACPC/059/2019 issued by Dr. Amin Shaikh"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1696567302210_Previous_Report.pdf",
    "path": "cases/6516849be393a05c2412d232/
document_1696567302210_Previous_Report.pdf",
    "id": "774978",
    "uploadedBy": "60f91b6f344e052188ffd1fc",
    "createdAt": "Fri Oct 06 2023 10:11:42 GMT+0530 (India Standard Time)"
  }
],
"caseNumber": "004111",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "964155",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Sep 29 2023 13:32:35 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Namita Goel",
    "phone": "9004987766",
    "ownershipShare": "",
    "email": "",
    "id": "918553"
  }
],
"proposePurchasers": [],
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"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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  {
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      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "461065",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "290",
    "squareMeterArea": "26.94",
    "docFinalBuiltUp": "319",
    "docFinalBuiltUpSquareMeter": "29.634",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
  {
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    "id": "1",
    "property": "Flat",
    "area": "318",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "Housing.Com",
    "expectedPrice": "2126000",
    "expectedRate": "6685.53",
    "builtUpExpectedRate": "6077.76",
    "image": "cases/6516849be393a05c2412d232/
indicator_1696510953075_Image.png"
  },

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{
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  "id": "2",
  "property": "Flat",
  "area": "390",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "2/4",
  "source": "https://www.99acres.com/",
  "expectedPrice": "2700000",
  "expectedRate": "6923.08",
  "builtUpExpectedRate": "6293.71",
  "image": "cases/6516849be393a05c2412d232/
indicator_1696511062734_Image.png"
},
{
  "printlnReport": true,
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  "id": "3",
  "property": "Flat",
  "area": "290",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "4/4",
  "source": "https://www.99acres.com/",
  "expectedPrice": "1900000",
  "expectedRate": "6551.72",
  "builtUpExpectedRate": "5956.11",
  "image": "cases/6516849be393a05c2412d232/
indicator_1696511143082_Image.png"
},
{
  "printlnReport": true,
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  "id": "4",
  "property": "Flat",
  "area": "230",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
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    "floor": "3/5",
    "source": "https://www.99acres.com/",
    "expectedPrice": "1400000",
    "expectedRate": "6086.96",
    "builtUpExpectedRate": "5533.60",
    "image": "cases/6516849be393a05c2412d232/
indicator_1696511243235_Image.png"
  },
  {
    "printlnReport": true,
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    "id": "5",
    "property": "Flat",
    "area": "290.20",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "sale_Instance",
    "areaType": "Carpet",
    "floor": "3",
    "source": "Index_no.2",
    "expectedPrice": "1679122",
    "expectedRate": "5786.09",
    "builtUpExpectedRate": "5260.08",
    "image": "cases/6516849be393a05c2412d232/
indicator_1696511513030_Image.png"
  }
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"externallImages": [
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/6516849be393a05c2412d232/
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    "orientation": "portrait"
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externallmg_1696499633850_IMG20231005WA0258.jpg",
  "orientation": "portrait"
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externallmg_1696499633851_IMG20231005WA0259.jpg",
  "orientation": "portrait"
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externallmg_1696499633853_IMG20231005WA0260.jpg",
  "orientation": "portrait"
},
{
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  "status": false,
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  "name": "externallmg_1696499633854_IMG20231005WA0261.jpg",
  "path": "cases/6516849be393a05c2412d232/
externallmg_1696499633854_IMG20231005WA0261.jpg",
  "orientation": "landscape"
},
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  "name": "externallmg_1696499633858_IMG20231005WA0262.jpg",
  "path": "cases/6516849be393a05c2412d232/
externallmg_1696499633858_IMG20231005WA0262.jpg",
  "orientation": "portrait"
},
{
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    "orientation": "portrait"
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externalImg_1696499633864_IMG20231005WA0264.jpg",
    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "651e87b1072fba0ce3f3ec35",
    "name": "externalImg_1696499633866_IMG20231005WA0265.jpg",
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
  {
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    "path": "cases/6516849be393a05c2412d232/
externalImg_1696499633871_IMG20231005WA0267.jpg",
    "orientation": "landscape"
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  {
    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
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    "orientation": "landscape"
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externalimg_1696499633880_IMG20231005WA0270.jpg",
    "orientation": "portrait"
  },
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