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{
  "typeOfReport": {
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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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    "value": "Fair_Market_Value"
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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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    "propertyValue": "10000000",
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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"
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  "remark": "Temp",
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  "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.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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    "role": "SITEENGINEER",
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    "lastName": "Ghadi",
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    "designation": "",
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    "_id": "60f915d3f3dd69653a592199",
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    "firstName": "Shobha",
    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
    "shortName": "SH",
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        "label": "Wealth Tax"
      }
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    "role": "VALUER",
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    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
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    "value": "Maharashtra",
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    "label": true
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  "label": true
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  "value": "",
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  "label": false
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"label": false
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    "label": "R.C.C. slab"
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    "label": "External site visit only"
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  "finishing": {
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    "label": "Middle Class"
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  "populationGroupList": {
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  "townplanApprovedByList": {
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  },
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"whetherCoveredUnderAnyState": {
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  "west": "Open Land / Road",
  "south": "Open Land",
  "east": "Jai Bhavani Road"
},
"asPerDocumentAgreement": {
  "north": "30 Meter Wide Road",
  "west": "35 Meter Wide Channel Alignment",
  "south": "Plot No. 49",
  "east": "Plot No. 47"
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"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "As per Sale Plan attached with the Agreement for Sale, the composition of residential flat is 3 Bedrooms + Living Room + Kitchen + 3 Toilets + Cupboard Area + Terrace Area + Flowerbed Area + SS Area (i.e. 3 BHK with 3 Toilets)\n",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No"
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"compositeRate": {
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  "depreciationPercentage": "9",
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"igrRate": {
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  "landRate": "20400",
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  "squareMeterGuideLineRate": "82500.00",
  "squareFeetGuideLineRate": "7665.00"
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"igrFinalRate": {
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  "rate": "7318.00",
  "squareMeterGuideLineRate": "78774.00",
  "squareFeetGuideLineRate": "7318.00",
  "depreciationPercentage": "94"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
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  "monthlyRent": "31,000",
  "assessmentNo": "Details not available",
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  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
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"label": "Normal"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
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    "label": "Yes"
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  "carParking": "1 Stilt Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
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    "fullDate": "1/1/2017"
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  "planningArea": {
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"value": "rcc",
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"label": "Information Not Available"
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"buildingSpecification": {
"value": "Standard",
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"structuralSafety": {
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"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
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"sewerageSystem": {
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"label": "Connected to Municipal Sewerage System"
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"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"visibleDamageInBuilding": {
"value": "0",
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "12",
"flatFloorNo": "3",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "1032.00",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "routeMapImg": "cases/655750d65586e008158a1d45/
routeMap_1700629028000_Image.png",
  "routeLat": "18.969583",
  "routeLng": "73.022556",
  "stationName": "Bamandongri",
  "routeDistance": "700 M."
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  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "clpdd",
    "name": "clpdd",
    "image": "cases/655750d65586e008158a1d45/
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  }
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},
"valuation": {
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  "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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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "14702290.00"
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"outward": {
  "status": false,
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"rateVerify": {
  "status": false
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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    "status": false
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  "isHideFloor": false,
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"window": {
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "status": false
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    }
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  ]
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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  "builtUpRateRange": {
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    "max": "14546"
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  "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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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
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"isEditable": true
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  "status": true,
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}
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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"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": false,
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"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
"audioRemarks": [],
"_id": "655750d65586e008158a1d45",
"ownerName": "Mrs. Vishikha Amol Ingewar",
"ownerPhoneNo": "0000000000",
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"appAddress": "Flat no. 302, 3rd Floor, Solitaire, Kritika Jewels, Plot no. 48, Sector -
18, Ulwe, Panvel ",
"remark": "NPA Account ",
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      "value": "60ae1254aa6d152c1801b326",
      "label": "Agreement For Sale"
    },
    "inputs": {
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      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Bombay Construction And Infraprojects Private Limited (formerly
known as M/s. Bombay Construction And Engineering Company Private Limited ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mrs. Vishikha Amol Ingewar",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "6389/2019"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "145245",
    "path": "cases/655750d65586e008158a1d45/document_1700221122744_17002211
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gewar_NPA.pdf"
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  {
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      "label": "Commencement Certificate"
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    "inputs": {
      "documentDate": "16/07/2010",
      "nameOfApprovingAuthority": {
        "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",
        "label": "City and Industrial Development Corp Of Maharashtra Ltd."
      }
    }
  }
]
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    },
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  "displayStatus": true,
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  "createdAt": "Tue Nov 21 2023 14:44:46 GMT+0530 (India Standard Time)"
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  "documentType": {
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "08/05/2017",
    "nameOfApprovingAuthority": {
      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_Ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "CIDCO / BP-5576 / TPO (NM) / 2017 / 2600"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1700558157055_OC.pdf",
  "path": "cases/655750d65586e008158a1d45/document_1700558157055_OC.pdf",
  "id": "415694",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Tue Nov 21 2023 14:45:57 GMT+0530 (India Standard Time)"
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    "label": "Previous Valuation Report"
  },
  "inputs": {
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"documentDate": "16/07/2019",
"remark": "issued by Satish Pawar, Chartered Engineer & Govt. Approved Valuer",
"number": {
  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "SPA / SBI / RAC / SION / 2019 / S07-16"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1700558274411_Sale_Deed__16072019.pdf",
"path": "cases/655750d65586e008158a1d45/
document_1700558274411_Sale_Deed__16072019.pdf",
"id": "309400",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Tue Nov 21 2023 14:47:54 GMT+0530 (India Standard Time)"
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  },
  "inputs": {
    "documentDate": "05/07/2019",
    "remark": "Ref. No. VAL / SRACPC / 016 / 2019 issued by Dr. Amin Shaikh, Govt.
Regd. Valuer"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName":
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  "path": "cases/655750d65586e008158a1d45/
document_1700558459664_Old_Valuation_Report_dated_05072019.pdf",
  "id": "623710",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Tue Nov 21 2023 14:50:59 GMT+0530 (India Standard Time)"
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"caseNumber": "005084",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "830403",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 17 2023 17:09:02 GMT+0530 (India Standard Time)"
  }
]
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}
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"owners": [
  {
    "name": "Mrs. Vishikha Amol Ingewar",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "470273"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "90.12",
    "totalAreaDocument": "970",
    "docBUILTUPPercentage": "10",
    "docFinalBUILTUP": "1067.00",
    "docFinalBUILTUPSquareMeter": "99.13",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "923097"
  }
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"images": [],
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    "area": "696",
    "builtUpPercentage": "10",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "13",
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"expectedPrice": "11000000",
"expectedRate": "15804.60",
"builtUpExpectedRate": "14367.82",
"image": "cases/655750d65586e008158a1d45/
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"squareMeter": "64.66",
"id": "497858"
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  "property": "Ulwe, Sector 18",
  "area": "1000",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "12",
  "source": "https://www.99acres.com/",
  "expectedPrice": "16000000",
  "expectedRate": "16000.00",
  "builtUpExpectedRate": "14545.45",
  "image": "cases/655750d65586e008158a1d45/
indicator_1700567533089_Image.png",
  "squareMeter": "92.90",
  "id": "105797"
},
{
  "printlnReport": true,
  "_id": "655c9b415586e008158fa1ba",
  "property": "Kritika Jewels",
  "area": "720",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "10",
  "source": "https://www.99acres.com/",
  "expectedPrice": "10700000",
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    "image": "cases/655750d65586e008158a1d45/
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    "path": "cases/655750d65586e008158a1d45/externalImg_r_1700537438532_JKFan
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    "orientation": "landscape"
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    "status": false,
    "_id": "655c24735586e008158e21fe",
    "name": "externalImg_r_1700537459077_JKFantasy___20231120Mon_113109AM_
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    "path": "cases/655750d65586e008158a1d45/externalImg_r_1700537459077_JKFan
tasy___20231120Mon_113109AM__xrddrrxz2223murism___line1___org.jpg",
    "orientation": "landscape"
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  {
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    "status": false,
    "_id": "655c24735586e008158e21ff",
    "name": "externalImg_r_1700537459089_JKFantasy___20231120Mon_113115AM_
__xrddrrxz2223murism___line1___org.jpg",
    "path": "cases/655750d65586e008158a1d45/externalImg_r_1700537459089_JKFan
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    "orientation": "landscape"
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__xrddrrxz2223murism___line1___org.jpg",
    "path": "cases/655750d65586e008158a1d45/externalImg_r_1700537459081_JKFan
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    "orientation": "landscape"
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]
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},
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  "path": "cases/655750d65586e008158a1d45/externallmg_r_1700537459085_JKFan
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  "orientation": "landscape"
},
{
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__xrddrrxz2223murism__line1__org.jpg",
  "path": "cases/655750d65586e008158a1d45/externallmg_r_1700537459092_JKFan
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  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/655750d65586e008158a1d45/
externallmg_1700537468898_Screenshot_20231121_083124.jpg",
  "orientation": "portrait"
},
{
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  "status": false,
  "_id": "655c24965586e008158e2258",
  "name": "externallmg_r_1700537493745_JKFantasy___20231120Mon_113216AM_
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  "path": "cases/655750d65586e008158a1d45/externallmg_r_1700537493745_JKFan
tasy___20231120Mon_113216AM__xrddrrxz2223murism__line1__org.jpg",
  "orientation": "landscape"
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],
"externalDocuments": [],
"processingDocuments": [
  {
    "originalname": "Ulwe.xlsx",
    "filename": "1700567897962_Ulwe.xlsx",
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"path": "cases/655750d65586e008158a1d45/
processingDocuments/1700567897962_Ulwe.xlsx",
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"createdAt": "Tue Nov 21 2023 17:28:18 GMT+0530 (India Standard Time)",
"uploadedBy": "60f915d3f3dd69653a592199"
}
],
"leadRemarks": [],
"remarks": [
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"_id": "60f915d3f3dd69653a592199",
"role": "MAKER + RATE VERIFIER + CHEAKER",
"firstName": "Shobha",
"lastName": "Kuperkar",
"profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
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"workType": "RATE_VERIFY",
"display": true,
"status": true,
"_id": "655c68ff5586e008158f1082",
"note": "Rate Verification Done Pending for bank confirmation.",
"taskId": "65582bf75586e008158a68c9",
"createdAt": "2023-11-21T08:23:27.153Z"
}
],
"createdAt": "2023-11-17T11:39:02.200Z",
"updatedAt": "2023-11-22T04:58:00.025Z",
"__v": 0,
"invoiceId": "655750d65586e008158a1d4e",
"fullAddress": "Residential Flat No. 302, 3rd Floor, Solitaire, Kritika Jewels Complex,
Plot No. 48, Sector 18 , Village - Ulwe, Navi Mumbai, Taluka - Panvel, District - Raigad,
PIN - 410 706, State - Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mrs. Vishikha Amol Ingewar",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Self",
"siteVisitContactNo": "0000000000",
"builtupPercentage": "10",
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"carpetTotal": "0",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 860.00 (Inclusive of C.B.
Area)\nTerrace Area in Sq. Ft. = 110.00\n",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"reportGeneratedDate": "Tue Nov 21 2023 13:22:01 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2023-11-20",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalSaleablePercentage": "0",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 970.00",
"buildingServicesRate": "2700.00",
"flatRate": "15400.00",
"landOtherRate": "12700",
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    "value": "Free_Hold"
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},
"leaseDetails": {
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  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
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  "leaseDate": ""
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}

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Name	Length	Width	Total
Composition :			

Other
Composition :
