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{
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  "purposeOfValuation": {
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    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002"
  },
  "masterTypeOfPurpose": {
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
    "_id": "648aa63dda662768e994f772",
    "firstName": "Saumita Chakraborty",
    "lastName": "Chakraborty",
    "mobileNo": "",
    "workMobileNo": "9167177426",
    "email": "Saumita.racpc.sion@sbi.co.in"
  },
  "fees": {
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"organization": {
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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"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
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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, Kirod 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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    "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": "Hodekar",
    "mobileNo": "8879011615",
    "designation": "Site Engg",
    "shortName": "Barkat",
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
    "designation": "Back Office Team Leader",
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"_id": "62fe044a48a26047e6552796",
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"lastName": "Rasam",
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  "firstName": "Vaishali",
  "lastName": "Sarmalkar",
  "shortName": "VS",
  "email": "v.sarmalkar@vastukala.org",
  "designation": "",
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        "label": "Wealth Tax"
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    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
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  "value": "BANK"
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  "longitude": "72.90201924741268"
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      "dateTime": "2023-11-22",
      "remark": ""
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    "label": true
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  "value": "",
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  "value": "Deewan Building",
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  "label": false
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  "label": false
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  "value": "",
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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  "doors": {
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  "windows": {
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  "finishing": {
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  "populationGroupList": {
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  "townplanApprovedByList": {
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    "label": "Slum Rehabilitation Authority"
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  "whetherCoveredUnderAnyState": {
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"label": "No"
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  "south": "Building No. 1",
  "east": "Building No. 13"
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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    "south": "Details not available ",
    "west": "Details not available "
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "At the time of visit, flat was locked. Hence, our valuation report is based on external site visit and documents provided by the bank. As per Previous Valuation Report, the composition of Flat is Living Room + Kitchen + WC + Bath.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A"
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"compositeRate": {
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  "depreciatedCostOfConstruction": "13244",
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"igrRate": {
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  "rate": "84680",
  "landRate": "40170",
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  "squareMeterGuideLineRate": "67744.00",
  "squareFeetGuideLineRate": "6294.00"
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"igrFinalRate": {
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  "depreciationPercentage": "82",
  "rate": "5833.00",
  "squareFeetGuideLineRate": "5833.00",
  "squareMeterGuideLineRate": "62781.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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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": "6,000",
  "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 SRA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Internal visit not allowed "
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    "value": "Good",
    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area ",
"negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Car Parking",
  "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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    "year": "2005",
    "fullDate": "1/1/2005"
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  "planningArea": {
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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    "label": "R.C.C. Foundation"
  }
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  "label": "Standard"
},
"structuralSafety": {
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  "label": "Good"
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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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"maintenanceOfTheBuilding": {
  "value": "Normal",
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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"value": "1",
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"provisionOfFirefighting": {
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"groundStilt": {
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"label": "Ground"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "42",
"ageOfBuilding": "18",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "16"
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"finalPlinthArea": {
"area": "270.00",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
},
"routeMapImg": "cases/6557529f5586e008158a20e3/
routeMap_1701150718392_Image.png",
"routeLat": "19.031882",
"routeLng": "72.902012",
"stationName": "Chembur ",
"routeDistance": "5.00 Km."
},
"finalLatLng": {
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"type": "Point"
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    "id": "8bn39i",
    "name": "8bn39i",
    "image": "cases/6557529f5586e008158a20e3/
routeMap_1701150504774_Image.png"
  }
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},
"valuation": {
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  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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"bookValue": "0",
"finalValue": "2979900.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Tue Nov 28 2023 11:44:36 GMT+0530 (India Standard Time)",
  "number": "2303698",
  "dayCount": "7",
  "monthCount": "394",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
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    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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  },
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    "floorsCompleted": "",
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"status": false
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"externalBrickWork": {
  "label": "External Brick Work",
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},
"door": {
  "label": "Door",
  "floorsCompleted": "",
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"window": {
  "label": "Window",
  "floorsCompleted": "",
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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
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  "status": false
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"internalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": false
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  "floorsCompleted": "",
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"guidelineDetails": {
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      "orientation": "portrait"
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      "path": "cases/6557529f5586e008158a20e3/
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      "orientation": "landscape"
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    {
      "status": false,
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "7822",
    "max": "12375"
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  "builtUpRateRange": {
    "min": "7112",
    "max": "11250"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "status": true,
    "isEditable": true
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    "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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  "isEditable": true
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "225.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"caseStatus": "READYFORCHECKER",
"paymentId": [],
"_id": "6557529f5586e008158a20e3",
"audioRemarks": [],
"ownerName": "Mr. Shaikh Zubair Ahmed Abdul Sattar & Mr. Shaikh Abdul Sattar ",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 403, 4th Floor, Building no. D-12, Om Shakti CHS, Deewan
Building , MMRDA Colony, Vashinaka, Chembur ",
"remark": "",
"documents": [
{
"documentType": {
"label": "Agreement For Sale",
"value": "60ae1254aa6d152c1801b326"
},
"inputs": {
"documentDate": "01/03/2023",
"from": {
"value": "Seller",
"label": "Seller"
},
"Seller": "Mrs. Anusaya Tukaram Jadhav ",
"to": {
"value": "Purchasers",
"label": "Purchasers"
},
"Purchasers": "Mr. Shaikh Zubair Ahmed Abdul Sattar & Mr. Shaikh Abdul Sattar ",
"number": {
"value": "No",
"label": "No"
},
"No": "4539 / 2023"
},
"isHardCopy": false,
"displayStatus": true,
"id": "209257",
"path": "cases/6557529f5586e008158a20e3/
document_1700221579073_1700221637664_Racpc_Sion_Zubair_Shaikh_NPA.pdf",
"fileName":
"document_1700221579073_1700221637664_Racpc_Sion_Zubair_Shaikh_NPA.pdf"
},
{
"documentType": {
"value": "60ae124baa6d152c1801b2fd",
"label": "Occupancy Certificate"
},
}
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"inputs": {
  "documentDate": "14/10/2005",
  "nameOfApprovingAuthority": {
    "value": "Slum_Rehabilitation_Authority_(SRA)",
    "label": "Slum Rehabilitation Authority (SRA)"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "SRA / DDTP / 200 / ME / PL / AP"
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"isHardCopy": false,
"displayStatus": false,
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"path": "cases/6557529f5586e008158a20e3/
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"fileName": "document_1701148627689_1241029.pdf"
},
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  "documentType": {
    "value": "60ae1248aa6d152c1801b2ee",
    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "01/03/2023",
    "remark": " in the name of Mr. Shaikh Zubair Ahmed Abdul Sattar & Mr. Shaikh
Abdul Sattar issued by Krishnakant A. Pandat "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1701148710478_document_1700221579073_17002216376
64_Racpc_Sion_Zubair_Shaikh_NPA.pdf",
  "path": "cases/6557529f5586e008158a20e3/document_1701148710478_document
_1700221579073_1700221637664_Racpc_Sion_Zubair_Shaikh_NPA.pdf",
  "id": "778557",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Nov 28 2023 10:48:31 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "005086",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "193515",
    "title": "Create Lead",
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"description": "Create Lead",
"datetime": "Fri Nov 17 2023 17:16:39 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Shaikh Zubair Ahmed Abdul Sattar & Mr. Shaikh Abdul Sattar ",
"phone": "0000000000",
"ownershipShare": "",
"email": "",
"id": "625360"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"label": "Agreement For Sale",
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},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "20.90",
"totalAreaDocument": "225",
"docBultupPercentage": "20",
"docFinalBultUp": "270.00",
"docFinalBultUpSquareMeter": "25.08",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "868156"
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"images": [],
"indicatorArr": [
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"printlnReport": true,
"_id": "65647de4cabee433399a6d39",
"property": "Residential Flat ",

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"area": "225",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"source": "Nobroker.com",
"expectedPrice": "1600000",
"expectedRate": "7111.11",
"builtUpExpectedRate": "0.00",
"image": "cases/6557529f5586e008158a20e3/
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"squareMeter": "20.90",
"id": "513313"
},
{
  "printlnReport": true,
  "_id": "65647de4cabee433399a6d3a",
  "property": "Residential Flat ",
  "area": "240",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "source": "Nobroker.com",
  "expectedPrice": "2700000",
  "expectedRate": "11250.00",
  "builtUpExpectedRate": "0.00",
  "image": "cases/6557529f5586e008158a20e3/
indicator_1701084300942_Image.png",
  "squareMeter": "22.30",
  "id": "723344"
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  "printlnReport": true,
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  "property": "Residential Flat ",
  "area": "310",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "source": "Housing.Com",
  "expectedPrice": "2400000",
  "expectedRate": "7741.94",
  "builtUpExpectedRate": "0.00",
  "image": "cases/6557529f5586e008158a20e3/
indicator_1701084353978_Image.png",
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"squareMeter": "28.80",
"id": "419954"
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  "property": "Flat",
  "area": "300",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "2",
  "source": "Nobroker.com",
  "expectedPrice": "3500000",
  "expectedRate": "11666.67",
  "builtUpExpectedRate": "0.00",
  "image": "cases/6557529f5586e008158a20e3/
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  "squareMeter": "27.87",
  "id": "814902"
}
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    "path": "cases/6557529f5586e008158a20e3/
externalImg_1700628120210_1700628181600_image_0.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "655d86a95586e008158fe926",
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    "path": "cases/6557529f5586e008158a20e3/
externalImg_1700628120566_1700628181600_image_1.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "655d86a95586e008158fe927",
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "655d86a95586e008158fe928",
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    "orientation": "portrait"
  },
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    "path": "cases/6557529f5586e008158a20e3/
externallmg_1700628121971_1700628181600_image_4.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "655d86a95586e008158fe92a",
    "name": "externallmg_1700628122320_1700628181600_image_5.jpeg",
    "path": "cases/6557529f5586e008158a20e3/
externallmg_1700628122320_1700628181600_image_5.jpeg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "655d86a95586e008158fe92b",
    "name": "externallmg_1700628122785_1700628181600_image_6.jpeg",
    "path": "cases/6557529f5586e008158a20e3/
externallmg_1700628122785_1700628181600_image_6.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "_id": "655d86a95586e008158fe92c",
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externallmg_1700628123247_1700628181600_image_7.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "655d86a95586e008158fe92d",
    "name": "externallmg_1700628123474_1700628181600_image_8.jpeg",
    "path": "cases/6557529f5586e008158a20e3/
externallmg_1700628123474_1700628181600_image_8.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externallmg_1700628124067_1700628181600_image_9.jpeg",
    "path": "cases/6557529f5586e008158a20e3/
externallmg_1700628124067_1700628181600_image_9.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "655d86a95586e008158fe92f",
    "name": "externallmg_1700628124518_1700628181600_image_10.jpeg",
    "path": "cases/6557529f5586e008158a20e3/
externallmg_1700628124518_1700628181600_image_10.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "655d86a95586e008158fe930",
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    "path": "cases/6557529f5586e008158a20e3/
externallmg_1700628124991_1700628181600_image_11.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "655d86a95586e008158fe931",
    "name": "externallmg_1700628089885_1700628152225_image_0.jpeg",
    "path": "cases/6557529f5586e008158a20e3/
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    "orientation": "portrait"
  }
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"externalDocuments": [],
"processingDocuments": [
  {
    "originalname": "Shaikh Zuber Ahmed Abdul Sattar - Flat No. 403, -SBI- RACPC
Sion.xlsx",
    "filename": "1701084696288_Shaikh_Zuber_Ahmed_Abdul_Sattar__Flat_No_403_
SBI__RACPC_Sion.xlsx",
    "path": "cases/6557529f5586e008158a20e3/processingDocuments/1701084696288
_Shaikh_Zuber_Ahmed_Abdul_Sattar__Flat_No_403_SBI__RACPC_Sion.xlsx",
    "size": "3785705",
    "createdAt": "Mon Nov 27 2023 17:01:36 GMT+0530 (India Standard Time)",
    "uploadedBy": "64dc7184ccaf1e7b7f637f47"
  }
],
"leadRemarks": [],
"remarks": [
  {
    "createdBy": {
      "_id": "64dc7184ccaf1e7b7f637f47",
      "role": "FRONTDESK",
      "firstName": "Binumon",
      "lastName": "Moozhickal",
      "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "655db1f25586e008159090af",
    "note": "Value given for confirmaion",
    "taskId": "655830f85586e008158a6ea9",
    "createdAt": "2023-11-22T07:46:58.214Z"
  }
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"createdAt": "2023-11-17T11:46:39.472Z",
"updatedAt": "2023-11-28T06:55:55.691Z",
"__v": 0,
"invoiceId": "6557529f5586e008158a20ec",
"fullAddress": "Residential Flat No. 403, 4th Floor, Building No D-12, Wing - Deewan
Building, Om Shakti Co-Op. Hsg. Soc. Ltd., MMRDA Colony, Vashi Naka , Village -
Anik, Taluka - Kurla, District - Mumbai Suburban , Chembur, PIN - 400 074, State -
Maharashtra, India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
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"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Shaikh Zuber Ahmed Abdul Sattar",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "0000000000",
"buildingServicesRate": "2800",
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"reportGeneratedDate": "Tue Nov 28 2023 10:35:22 GMT+0530 (India Standard
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Name	Length	Width	Total
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Other			
Composition :			