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{
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    "RVDSValues": true
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    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002"
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  "toAssess": {
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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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  "fees": {
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    "propertyValue": "10000000",
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"expectedFees": 5000,
"quotedAmount": "2500"
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
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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, 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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    "lastName": "Sonawane",
    "mobileNo": "9819470709",
    "designation": "",
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  },
  "rateVerifier": {
    "type": "EMPLOYEE",
    "_id": "60092304a16fab0f2af9b0c2",
    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Nitesh",
    "email": "nitesh.khedekar@vastukala.org",
    "lastName": "Khedekar",
    "mobileNo": "8369040652",
    "designation": "",
    "shortName": "NK",
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"_id": "60eebe33f3dd69653a5837ae",
"role": "MAKER",
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"designation": "",
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  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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    "valuersRegistrationNumber": [
      {
        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
      }
    ]
  },
  {
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    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
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    "title": {
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\\profilePhoto_1622369528291_Sharad Chalikwar Photo.jpg"
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  "visitedDate": [
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    "value": "Chikanghar",
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"value": "",
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  "label": false
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "Syndicate, Murbad Road",
  "label": false
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  "value": "Purandare Colony",
  "label": false
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"wing": {
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  "value": "",
  "label": true
},
"projectName": {
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  "key": "projectName",
  "value": "Vedika Co-op. Hsg. Soc. Ltd.",
  "label": false
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  "label": true
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  "value": "6/1",
  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "value": "",
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  "label": true
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  "label": false
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  "flooring": {
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  "doors": {
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  "windows": {
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  "finishing": {
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    "label": "Sole Ownership"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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  "north": "Samarth Duplex CHSL",
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  "east": "Matruchhaya Society"
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"asPerDocumentAgreement": {
  "north": "Samarth Duplex Society",
  "west": "Sacred Heart Trust Building",
  "south": "Property of Shri. Purandare",
  "east": "Matruchhaya Society"
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"unitBoundaries": {
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    "east": "Details not available",
    "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"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "At the time of site visit, internal visit was not allowed hence our report is based on external site visit and documents provided by the bank. The composition of flat not seen. As per agreement sale plan / previous valuation report, the composition of flat is 2 Bedroom + Living Room + Kitchen + 2 Toilets + Passage.",
  "dateOfIssusApprovePlan": "Copy of Building Completion Certificate No. KDMP / NRV / CC / KV / 698 Dated 03.02.2010 issued by Kalyan Dombivali Municipal Corporation.",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A."
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
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"depreciatedBuildingRate": "2254"
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  "squareMeterGuideLineRate": "69000.00",
  "squareFeetGuideLineRate": "6410.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "87",
  "rate": "5868.00",
  "squareMeterGuideLineRate": "63163.00",
  "squareFeetGuideLineRate": "5868.00"
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"outgoingDetail": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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  },
  "monthlyRent": "14,000",
  "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 KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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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": "Covered Parking space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2010",
    "fullDate": "1/1/2010"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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  "label": "No"
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    "label": "Information not available"
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  "provisionOfFirefighting": {
    "value": "Information_not_available",
    "label": "Information not available"
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  "groundStilt": {
    "value": "Part_Ground_and_Part_Stilt",
    "label": "Part Ground + Part Stilt"
  },
  "yearOfConstructionAsPer": {
    "value": "Building_Completion_Certificate",
    "label": "Building Completion Certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "47",
  "ageOfBuilding": "13",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "5",
  "flatFloorNo": "Ground",
  "noOfLifts": "1",
  "noOfDwellingUnitsInBuilding": "1"
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"finalPlinthArea": {
  "area": "783.60",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65684801bd53ea1a14337dfc/
routeMap_1701844841939_Image.png",
    "routeLat": "19.242500",
    "routeLng": "73.144861",
    "stationName": "Kalyan Junction",
    "routeDistance": "2.8 Km."
  },
  "finalLatLng": {
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"coordinates": [
  null,
  null
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"type": "Point"
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"showLocation": {
  "latlng": true,
  "finallatlng": true
},
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  {
    "id": "5hqux8",
    "name": "5hqux8",
    "image": "cases/65684801bd53ea1a14337dfc/
routeMap_1701844695552_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",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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"finalTotal": "6630562.00",
"distressValuePercentage": "70",
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"bookValue": "0",
"finalValue": "6630562.00"
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"outward": {
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  "externalBrickWork": {
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  "label": "Window",
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  "floorsCompleted": "",
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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}
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"externalPainting": {
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  "floorsCompleted": "",
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "status": false
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  "status": true
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    "orientation": "portrait"
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    "orientation": "portrait"
  }
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"compositionImages": []
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    "max": "13043"
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  "builtUpRateRange": {
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    "max": "10870"
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"status": true,
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
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"ratePerUnit": "0.00",
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"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
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"value": "LEAD"
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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentId": [],
"_id": "65684801bd53ea1a14337dfc",
"ownerName": "Sanjivkumar Suryakant Ahire",
"ownerPhoneNo": "9321548129",
"appAddress": "Flat no. 001, Ground Floor, Vedika Apartment, Purandare Colony,
Murbad Road, Kalyan W",
"remark": "NPA Account ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "19/12/2008",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Satyam Developers",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Sanjivkumar Suryakant Ahire",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "9235/2008"
    },
    "isHardCopy": false,
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  },
  {
    "documentType": {
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      "label": "Building Completion Certificate"
    },
    "inputs": {
      "documentDate": "03/02/2010",
      "nameOfApprovingAuthority": {
        "value": "Kalyan_Dombivli_Municipal_Corporation",
        "label": "Kalyan Dombivli Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "KDMP / NRV / CC / KV / 698"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1701843306809_Building_Completion_certic.pdf",
  "path": "cases/65684801bd53ea1a14337dfc/document_1701843306809_Building_Completion_certic.pdf",
  "id": "237631",
  "uploadedBy": "60eebe33f3dd69653a5837ae",
  "createdAt": "Wed Dec 06 2023 11:45:06 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  }
},
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"createdAt": "Wed Dec 06 2023 11:46:25 GMT+0530 (India Standard Time)"
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    "label": "Previous Valuation Report"
  },
  "inputs": {
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    "remark": " issued by V. S. Jadon & Co. Valuers LLP",
    "number": {
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      "label": "Document No"
    },
    "Document_No": "SBI09747/VSJC"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1701843499309_previos_report.pdf",
  "path": "cases/65684801bd53ea1a14337dfc/
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  "uploadedBy": "60eebe33f3dd69653a5837ae",
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    "id": "999462",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 30 2023 13:59:53 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
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"name": "Sanjivkumar Suryakant Ahire",
"phone": "9321548129",
"ownershipShare": "",
"email": "",
"id": "669736"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "356467",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "653",
  "squareMeterArea": "60.67",
  "docFinalBuiltUp": "783.6",
  "docFinalBuiltUpSquareMeter": "72.804",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
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],
"images": [],
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  "area": "230.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Nobroker.com",
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"expectedPrice": "3000000.00",
"expectedRate": "13043.48",
"builtUpExpectedRate": "10869.57",
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"squareMeter": "21.37",
"id": "455257"
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{
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  "area": "500.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "4700000.00",
  "expectedRate": "9400.00",
  "builtUpExpectedRate": "7833.33",
  "image": "cases/65684801bd53ea1a14337dfc/
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  "id": "731231"
},
{
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  "area": "416.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "Nobroker.com",
  "expectedPrice": "5000000.00",
  "expectedRate": "12019.23",
  "builtUpExpectedRate": "10016.03",
  "image": "cases/65684801bd53ea1a14337dfc/
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  "id": "520875"
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Kalyan",
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    "saleablePercentage": "0",
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    "areaType": "Carpet",
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    "expectedPrice": "5650000.00",
    "expectedRate": "11300.00",
    "builtUpExpectedRate": "9416.67",
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    "id": "640911"
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    "path": "cases/65684801bd53ea1a14337dfc/
externalImg_1701837690693_WhatsApp_Image_20231206_at_094231_3.jpeg",
    "orientation": "portrait"
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    "path": "cases/65684801bd53ea1a14337dfc/
externallmg_1701837690704_WhatsApp_Image_20231206_at_094231_5.jpeg",
    "orientation": "portrait"
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    "path": "cases/65684801bd53ea1a14337dfc/
externallmg_1701837690707_WhatsApp_Image_20231206_at_094231_6.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "path": "cases/65684801bd53ea1a14337dfc/
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    "orientation": "portrait"
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    "path": "cases/65684801bd53ea1a14337dfc/
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    "orientation": "portrait"
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  "orientation": "portrait"
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  "path": "cases/65684801bd53ea1a14337dfc/
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mage_20231206_at_094231_1.jpeg",
  "path": "cases/65684801bd53ea1a14337dfc/externallmg_1701844874095_externall
mg_1701837690682_WhatsApp_Image_20231206_at_094231_1.jpeg",
  "orientation": "landscape"
}
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"processingDocuments": [],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
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  "createdBy": {
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    "role": "MAKER + RATE VERIFIER + CHEAKER",
    "firstName": "Nitesh",
    "lastName": "Khedekar",
    "profilePhoto": "users/60092304a16fab0f2af9b0c2/
profilePhoto_1681212511436_IMG3094.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
  "_id": "65700d14c304607d2a3d560c",
  "note": "VALUECONFIRMATION PENDING",
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    "taskId": "65686da0bd53ea1a14343cdb",
    "createdAt": "2023-12-06T05:56:36.685Z"
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Syndicate, Murbad Road, Village - Chikanghar, Municipality Ward No. 9/C, Kalyan
(West), Taluka - Kalyan, District - Thane, PIN - 421 301, State - Maharashtra, India",
"updatedAtBy": "60092304a16fab0f2af9b0c2",
"addressForMap": "",
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"contactPersonName": "Sanjivkumar Suryakant Ahire",
"email": "",
"isExternal": "false",
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"buildingServicesRate": "2800",
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"flatRate": "10700.00",
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Other			
Composition :			