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{
  "typeOfReport": {
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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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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "type": "CREDITOFFICER",
    "_id": "648aa63dda662768e994f772",
    "firstName": "Saumita Chakraborty",
    "lastName": "Chakraborty",
    "mobileNo": "",
    "workMobileNo": "9167177426",
    "email": "Saumita.racpc.sion@sbi.co.in"
  },
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    "propertyValue": "20000000",
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"expectedFees": 10000,
"quotedAmount": "2500"
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"organization": {
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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": {
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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "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": "",
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  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
  "pickupPerson": {
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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
    "workWithDocumentMaker": "",
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  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Deepak ",
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    "lastName": "Jain ",
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    "firstName": "Shobha",
    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
    "shortName": "SH",
    "workWithDocumentMaker": "",
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  "value": "BANK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "India",
    "label": false
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    "value": "Ismalia",
    "label": true
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  "label": false
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  "value": "",
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  "key": "wing",
  "value": "B",
  "label": true
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"value": "",
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  "value": "",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "key": "selectNo",
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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"flatSpecifications": {
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  "flooring": {
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    "label": "External site visit only"
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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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  "south": "'A' Wing of Building Hans",
  "east": "Rameshwar Mandir"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "south": "",
    "east": ""
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    "north": "",
    "west": "",
    "south": "",
    "east": ""
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "As per Agreement Sale Plan, the composition of residential flat is Living Room + 2 Bedrooms + Study Room + Kitchen + 2 Toilets + Passage + + Dry Balcony (i.e. 2.5 BHK with 2 Toilets)\n<br />",
"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": {
  "remark": "At the time of visit, internal visit was not allowed, hence our report is based on external site visit and documents provided by the bank.\n",
  "depreciationPercentage": "",
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  "salvageValue": "",

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"depreciatedCostOfConstruction": "",
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  "igrImage": "cases/659e702202c44c777baeaf92/igr_1706163340784_Image.png",
  "squareMeterGuideLineRate": "151520.00",
  "squareFeetGuideLineRate": "14077.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "151520.00",
  "squareFeetGuideLineRate": "14077.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "50,000/-",
  "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 MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
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  },
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Basement Car Parking No. PZ-35",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
    "value": "rcc",
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"label": "R.C.C. Foundation"
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  "label": "Good"
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  "label": "Information Not Available"
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  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
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  "label": "No"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
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  "label": "Information Not Available"
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"groundStilt": {
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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": "59",
"ageOfBuilding": "1",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "10",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "900.90",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "routeMapImg": "cases/659e702202c44c777baeaf92/
routeMap_1706161801584_Image.png",
  "routeLat": "19.129168",
  "routeLng": "72.848604",
  "stationName": "Jogeshwari",
  "routeDistance": "1.4 km"
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"finalLatLng": {
  "coordinates": [
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  "finallatLng": true
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    "name": "a7mfn",
    "image": "cases/659e702202c44c777baeaf92/
routeMap_1706161699830_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
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"totalothersRate": "1000000",
"finaltotal": "22539700.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "21539700.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
  "status": false
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"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "floorsCompleted": "",
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"status": false
},
"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
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  "status": 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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  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
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  "status": true
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"finalGuidelineValue": "12681969.00",
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  "orientation": "portrait"
}
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "29537"
  },
  "builtUpRateRange": {
    "min": "22672",
    "max": "26852"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "isEditable": false
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    "isEditable": true
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    "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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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"
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siteVisitType": "FULL",
isSiteMeasurementAllowed": false,
finalValuationArea": "819.00",
empanelmentNo": [],
isAdvanceInvoice": false,
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"ownerName": "Mr. Bharoskumar Gupta",
"ownerPhoneNo": "9820186319",
"appAddress": "Flat no. 405, 4th Floor, Building no. 2, Wing - B, Building Name -
Hansa, Village - Ismalia, Jogeshwari East",
"remark": "NPA Account ",
"documents": [
{
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "21/06/2022",
    "from": {
      "value": "The_Sellers",
      "label": "The Sellers"
    },
    "The_Sellers": "Mr. Hasmukh Bhuralal Fofani",
    "to": {
      "value": "The_Purchasers",
      "label": "The Purchasers"
    },
    "The_Purchasers": "Mr. Bharoskumar Gupta & Mrs. Anita Bharos Gupta",
    "number": {
      "value": "Registration_No",
      "label": "Registration No"
    },
    "Registration_No": "8358/2022"
  },
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  "displayStatus": true,
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  "fileName":
"document_1704882158740_1704882271123_Racpc_Sion_Bharoskumar_Gupta.pdf"
},
{
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    "fileName": "document_1704882192594_1704882305244_Bharoskumar_Gupta_Previous_Valuation.pdf",
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    "uploadedBy": "60b7177d2ffdf65bcd65882a",
    "createdAt": "Wed Jan 10 2024 15:53:30 GMT+0530 (India Standard Time)"
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      "label": "Commencement Certificate"
    },
    "inputs": {
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        "label": "Municipal Corporation Of Greater Mumbai"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "CHE / WS / 1386 / K / 337 (NEW) / FCC / 4 / Amend"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/659e702202c44c777baeaf92/document_1706165153803_CC.pdf",
  "id": "534421",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Thu Jan 25 2024 12:15:53 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Occupancy Certificate"
  },
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      "label": "Municipal Corporation Of Greater Mumbai"
    }
  }
}
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      "label": "No"
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  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Thu Jan 25 2024 12:17:14 GMT+0530 (India Standard Time)"
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"caseHistory": [
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    "id": "761105",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jan 10 2024 15:53:30 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Bharoskumar Gupta",
    "phone": "9820186319",
    "ownershipShare": "",
    "email": "",
    "id": "871592"
  },
  {
    "name": "Mrs. Anita Bharos Gupta",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "322994"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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"externalReport": [],
"documentPerArea": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "642904",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "819",
    "squareMeterArea": "76.09",
    "docFinalBuiltUp": "900.9",
    "docFinalBuiltUpSquareMeter": "83.699",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
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    "area": "799",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "Middle",
    "source": "https://www.Propertypistol.com/",
    "expectedPrice": "23600000",
    "expectedRate": "29536.92",
    "builtUpExpectedRate": "26851.75",
    "image": "cases/659e702202c44c777baeaf92/indicator_1706163010373_Image.png",
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    "id": "146624"
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    "areaType": "Carpet",
    "floor": "Middle",
    "source": "Commonfloor.com",
    "expectedPrice": "20200000",
    "expectedRate": "24938.27",
    "builtUpExpectedRate": "22671.16",
    "image": "cases/659e702202c44c777baeaf92/
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    "id": "343110"
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    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "Middle",
    "source": "square_yards",
    "expectedPrice": "23300000",
    "expectedRate": "24946.47",
    "builtUpExpectedRate": "22678.61",
    "image": "cases/659e702202c44c777baeaf92/
indicator_1706163140665_Image.png",
    "squareMeter": "86.77",
    "id": "887294"
  },
  {
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    "id": "995636"
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    "orientation": "portrait"
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    "path": "cases/659e702202c44c777baeaf92/
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    "orientation": "portrait"
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    "path": "cases/659e702202c44c777baeaf92/
externallmg_1706156742921_WhatsApp_Image_20240124_at_162541.jpeg",
    "orientation": "portrait"
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    "path": "cases/659e702202c44c777baeaf92/
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    "path": "cases/659e702202c44c777baeaf92/
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    "orientation": "portrait"
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    "path": "cases/659e702202c44c777baeaf92/
externallmg_1706156742944_WhatsApp_Image_20240124_at_162543_1.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
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    "path": "cases/659e702202c44c777baeaf92/
externallmg_1706156742957_WhatsApp_Image_20240124_at_162543_2.jpeg",
    "orientation": "portrait"
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  "orientation": "portrait"
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  "name":
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  "path": "cases/659e702202c44c777baeaf92/
externallmg_1706156742978_WhatsApp_Image_20240124_at_162544.jpeg",
  "orientation": "portrait"
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  "type": "EXTERNAL_IMAGES",
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  "_id": "65b1e2c709f5e9474b4ed5c6",
  "name":
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  "path": "cases/659e702202c44c777baeaf92/
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  "orientation": "portrait"
}
],
"externalDocuments": [],
"processingDocuments": [
  {
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73_1696854326515_Calculation_1.xlsx",
    "filename": "1706163394934_1703490159519_1701953547274_1698233439717_1
697718211173_1696854326515_Calculation_1.xlsx",
    "path": "cases/659e702202c44c777baeaf92/processingDocuments/1706163394934
_1703490159519_1701953547274_1698233439717_1697718211173_1696854326515
_Calculation_1.xlsx",
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    "createdAt": "Thu Jan 25 2024 11:46:36 GMT+0530 (India Standard Time)",
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  },
  {
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    "filename": "1706167076725_CC.pdf",
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    "uploadedBy": "60f91b6f344e052188ffd1fc"
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    "filename": "1706167076738_OC.pdf",
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  },
  {
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    "filename": "1706167076914_Sale_Deed__2022.pdf",
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    "size": "24817613",
    "createdAt": "Thu Jan 25 2024 12:47:57 GMT+0530 (India Standard Time)",
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  }
],
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      "firstName": "Shobha",
      "lastName": "Kuperkar",
      "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
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  }
],
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"workType": "RATE_VERIFY",
"display": true,
"status": true,
"_id": "659fce1b02c44c777bb0f47c",
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"taskId": "659e83b902c44c777baf07d8",
"createdAt": "2024-01-11T11:16:43.469Z"
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"createdAt": "2024-01-10T10:23:30.815Z",
"updatedAt": "2024-01-25T08:17:04.073Z",
"__v": 0,
"invoiceId": "659e702202c44c777baeaf9b",
"assignmentType": {
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  "label": "Commercial"
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"fullAddress": "Residential Flat No. 405, 4th Floor, Building No 2, Wing - B, Hansa,
Saraswati Baug Society Road, Village - Ismalia, Municipality Ward No. K/E, Jogeshwari
(East), Taluka - Andheri, District - Mumbai Suburban, PIN - 400 060, State -
Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "",
"contactPersonName": "Mr. Bharoskumar Gupta",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9820186319",
"buildingServicesRate": "3000.00",
"finalAreaType": "Carpet Area",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 819.00",
"flatRate": "26300",
"landOtherRate": "23300",
"shopDetails": {
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  "mall": false
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"builtupPercentage": "10",
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"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 799.00\nBalcony Area in Sq. Ft. =
20.00\n<br />",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"finalSaleablePercentage": "0",
"reportGeneratedDate": "Thu Jan 25 2024 11:34:59 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-01-24",
"landDetails": {
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    "value": "Free_Hold"
  },
  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
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Name	Length	Width	Total
Composition :			
Other			
Composition :			