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{
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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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  "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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"discussWithPerson": "Saumita Chakraborty",
"expectedFees": 2500,
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "type": "BRANCH",
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  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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    "firstName": "Suraj",
    "email": "suraj@vastukala.org",
    "lastName": "Zore",
    "mobileNo": "8652448654",
    "designation": "",
    "shortName": "SZ",
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  "rateVerifier": {
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    "role": "MAKER+CHECKER",
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    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
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    ]
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    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
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  "label": true
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"wing": {
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  "label": true
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  "name": "New/Current Survey No.",
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"label": "R. C. C. Slab"
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"flooring": {
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  "label": "Teak wood door frame with solid flush door"
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"windows": {
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  "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Thane Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "west": "Haware City Road ",
    "south": "Building No. 21",
    "east": "Open Plot "
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  "asPerDocumentAgreement": {
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    "east": "Details not available "
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      "south": "Details not available ",
      "west": "Details not available "
    },
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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 site visit, internal inspection of property was not allowed at site. As per sale plan, the composition of flat is Living Room + Kitchen + W.C + Bath. ",
  "dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
  "approvePlanVerified": "N.A",
  "empanelledOfApprovePlan": "N.A",
  "unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "At the time of site visit, internal inspection of property was not allowed at site. Hence, our report is based on documents provided by the bank and external site visit.",
  "depreciationPercentage": "12",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "11500",
  "depreciatedBuildingRate": "2200"
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"igrRate": {

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"propertyName": "Flat",
"rate": "97700",
"landRate": "19900",
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"squareMeterGuideLineRate": "78160.00",
"squareFeetGuideLineRate": "7261.00"
},
"igrFinalRate": {
  "floorRatePercentage": "80",
  "depreciationPercentage": "92",
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  "squareFeetGuideLineRate": "6828.00",
  "squareMeterGuideLineRate": "73499.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
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  "taxPaidHolderName": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per TMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "External visit done only "
},
"marketability": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Stilt Car Parking Space ",
  "constructionWorkStatus": {
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    "label": "Completed"
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  "asthetikLook": {
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    "fullDate": "1/1/2016"
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    "label": "R.C.C. Framed Structure"
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    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"label": "Good"
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
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  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "288.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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    "routeStation": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/65c213996635d840ef5fb495/
routeMap_1707541201147_Image.png",
    "routeLat": "19.259749",
    "routeLng": "72.956293",
    "stationName": "Thane ",
    "routeDistance": "10.2 Km. "
  },
  "finalLatLng": {
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      null,
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    null
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  "finallatlng": true
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    "name": "bui5da",
    "image": "cases/65c213996635d840ef5fb495/
routeMap_1707541066314_Image.png"
  }
]
},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
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  "dayCount": "4",
  "monthCount": "121",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
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    "status": false
  },
  "internalBrickWork": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  }
},
```

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"externalBrickWork": {
  "label": "External Brick Work",
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  "isHideFloor": false,
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},
"externalPlastering": {
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},
"door": {
  "label": "Door",
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  "status": false
},
"window": {
  "label": "Window",
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
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"isHideFloor": false,
"status": false
},
"externalPainting": {
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
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  "status": false
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"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": true
}
},
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"guidelineDetails": {
  "finalGuidelineValue": "2447424.00",
  "selectedBuildUpValue": "288.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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externallmg_r_1707404139941_1707404270642_image_2.jpg",
      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [],
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      "orientation": "landscape"
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      "orientation": "portrait"
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      "name": "externallmg_r_1707404167429_1707404270642_image_9.jpg",
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    "path": "cases/65c213996635d840ef5fb495/
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_r_1707404169953_1707404270642_image_10.jpg",
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externallmg_r_1707404169953_1707404270642_image_10.jpg",
    "orientation": "landscape"
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    "path": "cases/65c213996635d840ef5fb495/
externallmg_r_1707404131353_1707404270642_image_0.jpg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "10625",
    "max": "11875"
  },
  "builtUpRateRange": {
    "min": "8855",
    "max": "9896"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  }
},
"wardrobes": {
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"quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
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"showcases": {
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  "status": true,
  "isEditable": true
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"kitchenArrangements": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
  "SITE_INSPECTION": true,
  "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",
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  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "240.00",
"empanelmentNo": [
  "SME/TCC/2021-22/85/13"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentId": [],
"_id": "65c213996635d840ef5fb495",
"ownerName": "Mr. Maruti Soma Chabukswar & Pramila Maruti Chabukswar",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 401, 4th Floor, Building no. 22, Type - A, Phase III, Haware
City, Vadavli, Thane West ",
"remark": "NPA Account ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "28/05/2010",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Haware Engineers & Builders Pvt. Ltd. ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Maruti Soma Chabukswar & Pramila Maruti Chabukswar",
      "number": {
        "value": "No",
        "label": "No"
      }
    },
    "No": "3605 / 2010"
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    },
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    "fileName": "document_1707217769161_1707217906705_Racpc_Sion_Maruti_Chabukswar_NPA.pdf"
  },
  {
    "documentType": {
      "value": "60ae1279aa6d152c1801b3d4",
      "label": "Amended Commencement Certificate"
    },
    "inputs": {
      "documentDate": "12/10/2009",
      "nameOfApprovingAuthority": {
        "value": "Thane_Municipal_Corporation",
        "label": "Thane Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "2007 / 05 / TMC / TDD / 450"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1707537783608_Agreement.pdf",
    "path": "cases/65c213996635d840ef5fb495/document_1707537783608_Agreement.pdf",
    "id": "490307",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Sat Feb 10 2024 09:33:03 GMT+0530 (India Standard Time)"
  }
],
"caseNumber": "006792",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "808297",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Feb 06 2024 16:40:17 GMT+0530 (India Standard Time)"
  }
],
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"owners": [
  {
    "name": "Mr. Maruti Soma Chabukswar & Pramila Maruti Chabukswar",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "282716"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "841101",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "240",
    "squareMeterArea": "22.30",
    "docFinalBuiltUp": "288.00",
    "docFinalBuiltUpSquareMeter": "26.76",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00"
  }
],
"images": [],
"indicatorArr": [
  {
    "printlnReport": true,
    "_id": "65c602d8d93fe4510d483e24",
    "property": "Flat",
    "area": "240",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
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```

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"areaType": "Carpet",
"floor": "4",
"source": "https://www.99acres.com/",
"expectedPrice": "2700000",
"expectedRate": "11250.00",
"builtUpExpectedRate": "9375.00",
"image": "cases/65c213996635d840ef5fb495/
indicator_1707475473315_Image.png",
"squareMeter": "22.30",
"id": "969974"
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  "property": "Flat",
  "area": "240",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "5",
  "source": "https://www.99acres.com/",
  "expectedPrice": "2850000",
  "expectedRate": "11875.00",
  "builtUpExpectedRate": "9895.83",
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indicator_1707475501397_Image.png",
  "squareMeter": "22.30",
  "id": "564546"
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{
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  "area": "280",
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  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "6",
  "source": "https://www.99acres.com/",
  "expectedPrice": "2600000",
  "expectedRate": "9285.71",
  "builtUpExpectedRate": "2600000",
  "image": "cases/65c213996635d840ef5fb495/
indicator_1707475525722_Image.png",
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"squareMeter": "26.01",
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  "area": "240",
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "7",
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  "expectedPrice": "2550000",
  "expectedRate": "10625.00",
  "builtUpExpectedRate": "8854.17",
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  "id": "195072"
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externalImg_r_1707404139941_1707404270642_image_2.jpg",
    "orientation": "portrait"
  },
  {
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    "_id": "65c4eb90d93fe4510d4692fa",
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externalImg_r_1707404131353_1707404270642_image_0.jpg",
    "orientation": "portrait"
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    "name": "externallmg_r_1707404135890_1707404270642_image_1.jpg",
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/65c213996635d840ef5fb495/
externallmg_r_1707404143984_1707404270642_image_3.jpg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65c4eb90d93fe4510d4692fd",
    "name": "externallmg_r_1707404149229_1707404270642_image_4.jpg",
    "path": "cases/65c213996635d840ef5fb495/
externallmg_r_1707404149229_1707404270642_image_4.jpg",
    "orientation": "landscape"
  },
  {
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    "status": false,
    "_id": "65c4eb90d93fe4510d4692fe",
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externallmg_r_1707404157608_1707404270642_image_6.jpg",
    "orientation": "portrait"
  },
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    "status": false,
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externallmg_r_1707404154182_1707404270642_image_5.jpg",
    "orientation": "portrait"
  },
  {
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    "status": false,
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    "path": "cases/65c213996635d840ef5fb495/
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65c4eb90d93fe4510d469301",
    "name": "externallmg_r_1707404163969_1707404270642_image_8.jpg",
    "path": "cases/65c213996635d840ef5fb495/
externallmg_r_1707404163969_1707404270642_image_8.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65c4eb90d93fe4510d469302",
    "name": "externallmg_r_1707404167429_1707404270642_image_9.jpg",
    "path": "cases/65c213996635d840ef5fb495/
externallmg_r_1707404167429_1707404270642_image_9.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65c4eb90d93fe4510d469303",
    "name": "externallmg_r_1707404169953_1707404270642_image_10.jpg",
    "path": "cases/65c213996635d840ef5fb495/
externallmg_r_1707404169953_1707404270642_image_10.jpg",
    "orientation": "landscape"
  },
  {
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    "status": false,
    "_id": "65c4eb4ed93fe4510d4692ea",
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    "path": "cases/65c213996635d840ef5fb495/
externallmg_r_1707404104594_1707404246770_image_0.png",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "65c4eb4ed93fe4510d4692eb",
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"processingDocuments": [
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    "filename": "1707475685656_Calculation_2_maruti.xlsx",
    "path": "cases/65c213996635d840ef5fb495/
processingDocuments/1707475685656_Calculation_2_maruti.xlsx",
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
    "originalname": "Summary - maruti.xlsx",
    "filename": "1707475685658_Summary__maruti.xlsx",
    "path": "cases/65c213996635d840ef5fb495/
processingDocuments/1707475685658_Summary__maruti.xlsx",
    "size": "1137002",
    "createdAt": "Fri Feb 09 2024 16:18:05 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
    "originalname": "Fwd_ VALUATION REQUIRED - rasampradnya400@gmail.com -
Gmail.pdf",
    "filename": "1707541541868_Fwd__VALUATION_REQUIRED__rasampradnya400g
mailcom__Gmail.pdf",
    "path": "cases/65c213996635d840ef5fb495/processingDocuments/1707541541868
_Fwd__VALUATION_REQUIRED__rasampradnya400gmailcom__Gmail.pdf",
    "size": "164712",
    "createdAt": "Sat Feb 10 2024 10:35:41 GMT+0530 (India Standard Time)",
    "uploadedBy": "62fe044a48a26047e6552796"
  }
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"createdAt": "2024-02-06T11:10:17.983Z",
"updatedAt": "2024-02-10T05:32:25.111Z",
"__v": 0,
"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"fullAddress": "Residential Flat No. 401, 4th Floor, Building No 22, Type - A, Vedant Co-
```



Op. Hsg. Soc. Ltd. , Haware Citi, Phase - III, Sector VI, Village - Vadavali, Taluka - Thane , District - Thane , Thane (West), PIN - 400 615, State - Maharashtra, Country - India",

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"updatedBy": "5fc78e26625ecd20ec1f88e9",
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"email": "",
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"leaseRent": "",
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"leaseDate": ""
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Composition :

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Other  
Composition :

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