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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": true,
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  "leadFrom": {
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  "purposeOfValuation": {
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Enforcement Of Security Interest Act, 2002",
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  "toAssess": {
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    },
    "type": "CREDITOFFICER",
    "_id": "648aa63dda662768e994f772",
    "firstName": "Saumita Chakraborty",
    "lastName": "Chakraborty",
    "mobileNo": "",
    "workMobileNo": "9167177426",
    "email": "Saumita.racpc.sion@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
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"discussWithPerson": "Saumita Chakraborty",
"expectedFees": 2000,
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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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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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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, Kiro Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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"zone": {
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"zoneName": "Mumbai (Metro) & Maharashtra"
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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
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  "siteEngineer": {
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    "firstName": "Nikhil ",
    "email": "valtechnical2022@gmail.com",
    "lastName": "Sonawane",
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  "rateVerifier": {
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    "role": "FRONTDESK",
    "firstName": "Rashmi",
    "email": "rashmijadhav14feb@gmail.com",
    "lastName": "Jadhav",
    "mobileNo": "7738144625",
    "designation": "Back Office Coordination",
    "shortName": "RJ",
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"lastName": "Rasam",
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},
"checker": null,
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{
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{
"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
}
],
"type": "EMPLOYEE",
"_id": "6084131a13f01f158c6ea1f3",
"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
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  "visitedDate": [
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      "dateTime": "2024-02-19",
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  "label": true
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "O, Eviva ",
  "label": true
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  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Middle Class"
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    "label": "Upper District Collector, Thane"
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    "south": "Wing - P",
    "east": "Internal Road "
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"extraDetailOfProperty": "Internal visit was not allowed at site. As per Sale Plan, the composition of Flat will be 1 bedroom + Living Room + Kitchen + W.C + Bath + Balcony Area + Terrace Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": ""
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"compositeRate": {
  "remark": "At the time of site visit, internal inspection of property was not allowed at site. Hence, our report is based on external site visit & documents provided by bank to us.",
  "depreciationPercentage": "9",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "11775",
  "depreciatedBuildingRate": "2275"
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"igrRate": {
  "propertyName": " Residential Flat",
  "rate": "38400",
  "landRate": "1230",
  "igrImage": "cases/65cdc04dd93fe4510d50e3b8/igr_1708429263025_Image.png",
  "squareMeterGuideLineRate": "40320.00",
  "squareFeetGuideLineRate": "3746.00"
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"igrFinalRate": {
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"rate": "3528.00",
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
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  "monthlyRent": "N.A",
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  "taxAmount": "Details not available ",
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per local norms ",
  "tenantName": "",
  "maintenanceOfFlat": "External visit done only "
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "N.A"
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    "label": "R. C. C. Slab"
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    "label": "6\" Thk. Brick Masonry"
  }
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"pavementLaid": {
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  "label": "Completed"
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  "value": "Plain_Looking",
  "label": "Plain Looking"
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  "month": "1",
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  "fullDate": "1/1/2018"
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
  "value": "Good",
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
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  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"yearOfConstructionAsPer": {
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    "value": "as_per_occupancy_certificate",
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  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "54",
  "ageOfBuilding": "6",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "17",
  "flatFloorNo": "5",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "554.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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      "label": "Railway Station"
    },
    "routeMapImg": "cases/65cdc04dd93fe4510d50e3b8/
routeMap_1708434906000_Image.png",
    "routeLat": "19.160833",
    "routeLng": "73.115346",
    "stationName": "Nilaje",
    "routeDistance": "7.8 km. "
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
  },
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    "finalLatLng": true
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  "locationMapImg": [
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{
  "id": "w97nu",
  "name": "w97nu",
  "image": "cases/65cdc04dd93fe4510d50e3b8/
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],
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "5934600.00",
  "distressValuePercentage": "70",
  "realizableValuePercentage": "85",
  "bookValue": "0",
  "finalValue": "5934600.00"
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"outward": {
  "status": false,
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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    "status": false
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    "status": false
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    "isHideFloor": false,
    "status": false
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}
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  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
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  "status": false
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"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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"isHideFloor": false,
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "max": "14763"
  },
  "builtUpRateRange": {
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    "quantity": "0.00",
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    "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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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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}
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  "status": true,
  "isEditable": true
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"totalValues": {
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "504.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"invoices": [],
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"paymentId": [],
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"ownerName": "Savita Sadanand Shetty & Sandeep Sadanand Shetty ",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 501, 5th Floor, Eviva, Wing - O, Palava, Dombivali East ",
"remark": "NPA Account ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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      },
      "Company": "M/s. Palava Dwellers Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Savita Sadanand Shetty & Sandeep Sadanand Shetty",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "3173 / 2019"
    },
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  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "26/07/2018",
      "remark": " issued by Collector Office, Thane (As downloaded from RERA site)",
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    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MHSUL / Kaksh - 1 / T-7 / Village - Antarli & others / Ekatmik Nagar Vasahat
Prakalp / Sector - C & I / OC / KV - F1531306024919 / 18 "
  },
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  "displayStatus": false,
  "id": "573616",
  "path": "cases/65cdc04dd93fe4510d50e3b8/document_1708433106946_OC.pdf",
  "fileName": "document_1708433106946_OC.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "17/07/2017",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700000419"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1708433164100_1708429338175_P51700000419.pdf",
  "path": "cases/65cdc04dd93fe4510d50e3b8/
document_1708433164100_1708429338175_P51700000419.pdf",
  "id": "536466",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Feb 20 2024 18:16:04 GMT+0530 (India Standard Time)"
},
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  "documentType": {
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    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "04/05/2019",
    "remark": " in the name of Savita Sadanand Shetty & Sandeep Sadanand Shetty
issued by Ashok D. Kadam (Govt. Registered & Approved Valuer) \n"
  },
  "isHardCopy": false,

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    "displayStatus": false,
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72_Racpc_Sion_Savita_Shetty_NPA.pdf",
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1707982821936_1707982970072_Racpc_Sion_Savita_Shetty_NPA.pdf",
    "id": "456390",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Tue Feb 20 2024 18:19:07 GMT+0530 (India Standard Time)"
  }
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"caseNumber": "006985",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "420258",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Feb 15 2024 13:12:05 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Savita Sadanand Shetty & Sandeep Sadanand Shetty ",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "616808"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "46.82",
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"totalAreaDocument": "504",
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"docFinalBUILTUp": "554.40",
"docFinalBUILTUpSquareMeter": "51.51",
"docSaleablePercentage": "",
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"id": "551692"
}
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"images": [],
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  "property": "Residential Flat",
  "area": "443",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "source": "Nobroker.com",
  "expectedPrice": "4500000",
  "expectedRate": "10158.01",
  "builtUpExpectedRate": "4500000",
  "image": "cases/65cdc04dd93fe4510d50e3b8/
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  "squareMeter": "41.16",
  "id": "907600"
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{
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  "property": "Residential Flat",
  "area": "647",
  "builtUpPercentage": "0",
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  "areaType": "Built_Up",
  "source": "Index_no.2",
  "expectedPrice": "6291960",
  "expectedRate": "9724.82",
  "builtUpExpectedRate": "6291960",
  "image": "cases/65cdc04dd93fe4510d50e3b8/
indicator_1708428222584_Image.png",
  "squareMeter": "60.11",
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  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "source": "Index_no.2",
  "expectedPrice": "4929020",
  "expectedRate": "9741.15",
  "builtUpExpectedRate": "4929020",
  "image": "cases/65cdc04dd93fe4510d50e3b8/
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  "squareMeter": "47.01",
  "id": "457888"
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{
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  "area": "569",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "source": "Housing.Com",
  "expectedPrice": "8400000",
  "expectedRate": "14762.74",
  "builtUpExpectedRate": "12302.28",
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  "squareMeter": "52.86",
  "id": "698295"
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    "status": false,
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    "path": "cases/65cdc04dd93fe4510d50e3b8/
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    "path": "cases/65cdc04dd93fe4510d50e3b8/
externallmg_1708401894594_WhatsApp_Image_20240220_at_093450.jpeg",
    "orientation": "portrait"
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  {
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    "status": false,
    "_id": "65d424e6cf7ad63a0af704a1",
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    "path": "cases/65cdc04dd93fe4510d50e3b8/
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    "orientation": "portrait"
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    "path": "cases/65cdc04dd93fe4510d50e3b8/
externallmg_1708401894604_WhatsApp_Image_20240220_at_093451.jpeg",
    "orientation": "landscape"
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    "type": "EXTERNAL_IMAGES",
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externallmg_1708401894607_WhatsApp_Image_20240220_at_093449_1.jpeg",
  "orientation": "portrait"
},
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  "status": false,
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  "name":
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  "path": "cases/65cdc04dd93fe4510d50e3b8/
externallmg_1708401894610_WhatsApp_Image_20240220_at_093449_2.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "path": "cases/65cdc04dd93fe4510d50e3b8/
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  "orientation": "portrait"
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"externalDocuments": [],
"processingDocuments": [
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    "filename": "1708429338030_Calculation_Sheet_NEW.xlsx",
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  },
  {
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  "size": "156350",
  "createdAt": "Tue Feb 20 2024 17:12:18 GMT+0530 (India Standard Time)",
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{
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  "filename": "1708429338180_Reference_Report___Mohram_Ali_Ansari.pdf",
  "path": "cases/65cdc04dd93fe4510d50e3b8/
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"audioRemarks": [],
"remarks": [],
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"updatedAt": "2024-02-20T13:16:46.619Z",
"__v": 0,
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  "label": "Retail"
},
"fullAddress": "Residential Flat No. 501, 5th Floor, Wing - O, Eviva , Palava Eviva K to
T, Urbano A, C & F, Urbano I to T, Palava 2, Taloja Bypass Road, Village - Khoni, Taluka
- Kalyan , District - Thane , Dombivli (East), PIN - 421 204, State - Maharashtra,
Country - India",
"updatedBy": "62fe044a48a26047e6552796",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Savita Sadanand Shetty ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": ""
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51.00",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
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"otherCarpetTotal": "0",
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