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    "type": "CREDITOFFICER",
    "_id": "64cb5e480faf29427aca80c8",
    "firstName": "Uttam",
    "lastName": "Sanap",
    "mobileNo": "02225009143",
    "workMobileNo": "7028022330",
    "email": "racpc.ghatkopar@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "10000000",
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"discussWithPerson": "Uttam",
"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"
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"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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  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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    "_id": "60b7177d2ffdf65bcd65882a",
    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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  "siteEngineer": {
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    "_id": "648fcad91b499c2d52dc86f3",
    "role": "SITEENGINEER",
    "firstName": "Barkat",
    "email": "barkathodekar68@gmail.com",
    "lastName": "Hodekar",
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    "designation": "Site Engg",
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    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Shobha",
    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
    "shortName": "SH",
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  "lastName": "chavan",
  "mobileNo": "8390804382",
  "designation": "Site Engineer",
  "shortName": "BH",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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    "valuersRegistrationNumber": [
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        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
      }
    ]
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  "PANNo": "AEAPC7114Q",
  "role": "VALUER",
  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
  "designation": "CMD",
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      "remark": "NPA Account"
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    "label": true
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    "value": "India",
    "label": false
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    "key": "village",
    "value": "Ghatkopar",
    "label": true
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    "key": "floorNo",
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    "label": false
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    "label": true
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "buildingName",
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  "label": false
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  "value": "",
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  "key": "street2",
  "value": "Near Arun Vidyalya Ground, Pantnagar",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "",
  "label": false
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  "name": "Wing",
  "key": "wing",
  "value": "A",
  "label": true
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  "key": "projectName",
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  "label": false
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"newSurveyNumber": {
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"key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "1201",
  "label": false
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  "label": true
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  "value": "",
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"doors": {
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"windows": {
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"populationGroupList": {
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"label": "Semi Urban"
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"townplanApprovedByList": {
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"value": "No",
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"north": "Internal Road",
"west": "Shree Gurudutta Mandir Marg",
"south": "Rajshree Building ",
"east": "Sant Dnyaneshwar Marg"
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  "north": "40.00 Mtr. Wide Road",
  "west": "Building No. 16",
  "south": "Building No. 15",
  "east": "40.00 Mtr. Wide Road"
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"unitBoundaries": {
  "asPerActual": {
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    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "As per RERA / As per Previous Valuation report, the
composition of flat is 1 Bedroom + Living Room + Kitchen + Bath + W.C.",
"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": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "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",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
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"igrRate": {
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  "rate": "133620",
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  "squareMeterGuideLineRate": "146982.00",
  "squareFeetGuideLineRate": "13655.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "133620.00",
  "squareMeterGuideLineRate": "146982.00",
  "squareFeetGuideLineRate": "13655.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": " 1 18,500/- (Expected rental income per month)",
  "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 MHADA norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located at developed area",
"negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2023",
    "fullDate": "1/1/2023"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "16",
"flatFloorNo": "12",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
"area": "443.30",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
},
"routeMapImg": "cases/663362a5f76f30369f4e333d/
routeMap_1715167865313_Image.png",
"routeLat": "19.083062",
"routeLng": "72912452",
"stationName": "Ghatkopar",
"routeDistance": "750 Mtr."
},
}
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"finalLatLng": {
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  "latLng": true,
  "finallatLng": true
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"locationMapImg": [
  {
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    "name": "q0ownb",
    "image": "cases/663362a5f76f30369f4e333d/
routeMap_1715167703106_Image.png"
  }
]
},
"valuation": {
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"bookValue": "0",
"finalValue": "8866000.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
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    "status": false
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  "externalBrickWork": {
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  "percentage": "0.00",
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  "isHideFloor": false,
  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "status": true
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"compositionImages": []
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    "max": "26733.00"
  },
  "builtUpRateRange": {
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    "max": "24303.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
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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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  "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,
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"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "403.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
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"ownerName": "Mr. Pratik Mahendra Rajput & Mrs. Pratibha Mahendra Rajput",
"ownerPhoneNo": "9773709466",
"appAddress": "Flat no. 1201, 12th Floor, Wing - A, Building no. 17, GHatkopar
Shakuntala CHS, Adityaraj Enclave, GHatkopar East ",
"remark": "NPA Account",
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      "label": "Agreement To Sale"
    },
    "inputs": {
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      "from": {
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        "label": "Developers"
      },
      "Developers": "M/s. UCC Infrastructure Pvt. Ltd.",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Pratik Mahendra Rajput & Mrs. Pratibha Mahendra Rajput",
      "number": {
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    "label": "No"
  },
  "No": "KRL - 1 / 6467/ 2021"
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"fileName": "document_1714805375895_PRATIK_RAJPUT_VALUVATION.pdf"
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    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "24/05/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "MH / EE / (B.P.) / GM / MHADA - 1 / 399 / 2023"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1715168432563_oc.pdf",
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"createdAt": "Wed May 08 2024 17:10:32 GMT+0530 (India Standard Time)"
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{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "22/01/2020",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    }
  }
}
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    },
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      "label": "No"
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    "No": "MH / EE (BP) / GM / MHADA -1 / 399 / 2020"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1715168539278_CC.pdf",
  "path": "cases/663362a5f76f30369f4e333d/document_1715168539278_CC.pdf",
  "id": "172352",
  "uploadedBy": "62691c48afd7d55eddecfda3",
  "createdAt": "Wed May 08 2024 17:12:19 GMT+0530 (India Standard Time)"
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{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800024475"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1715168694558_P51800024475.pdf",
  "path": "cases/663362a5f76f30369f4e333d/
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  "id": "641871",
  "uploadedBy": "62691c48afd7d55eddecfda3",
  "createdAt": "Wed May 08 2024 17:14:54 GMT+0530 (India Standard Time)"
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{
  "documentType": {
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    "label": "Previous Valuation Report"
  },
}
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PUT_VALUVATION.pdf",
"path": "cases/663362a5f76f30369f4e333d/document_1715171261791_document_
1714805375895_PRATIK_RAJPUT_VALUVATION.pdf",
"id": "167075",
"uploadedBy": "60f915d3f3dd69653a592199",
"createdAt": "Wed May 08 2024 17:57:48 GMT+0530 (India Standard Time)"
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"caseHistory": [
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    "id": "839883",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu May 02 2024 15:23:41 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Pratik Mahendra Rajput & Mrs. Pratibha Mahendra Rajput",
    "phone": "9773709466",
    "ownershipShare": "",
    "email": "",
    "id": "670272"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "label": "Other"
    }
  },
  "docMeasurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
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  "squareMeterArea": "37.44",
  "totalAreaDocument": "403",
  "docBultupPercentage": "10",
  "docFinalBultUp": "443.30",
  "docFinalBultUpSquareMeter": "41.18",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "360874"
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      "expectedRate": "22000.00",
      "percentage": ""
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    "builtUpArea": {
      "area": "443.30",
      "squareMeterArea": "41.18",
      "expectedRate": "20000.00",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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  "area": "403",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "Middle",
  "source": "Housing.Com",
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"expectedPrice": "8866000",
"expectedRate": "22000.00",
"builtUpExpectedRate": "20000.00",
"image": "cases/663362a5f76f30369f4e333d/
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"squareMeter": "37.44",
"id": "360853"
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    "area": "510.00",
    "squareMeterArea": "47.38",
    "expectedRate": "25098.04",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "52.12",
    "expectedRate": "22816.40",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "Middle",
  "source": "Dwello.com",
  "expectedPrice": "12800000",
  "expectedRate": "25098.04",
  "builtUpExpectedRate": "22816.40",
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  "id": "564695"
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  "squareMeterArea": "37.53",
  "expectedRate": "26732.67",
  "percentage": ""
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"builtUpArea": {
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  "squareMeterArea": "41.29",
  "expectedRate": "24302.43",
  "percentage": "10"
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"areaType": "Carpet",
"floor": "Middle",
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"id": "396747"
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    "squareMeterArea": "60.67",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "66.73",
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    "expectedRate": "0.00",
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  },
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "5",
  "source": "Index_no.2",
  "expectedPrice": "12000000",
  "expectedRate": "18376.72",
  "builtUpExpectedRate": "16706.11",
  "image": "cases/663362a5f76f30369f4e333d/
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  "squareMeter": "60.67",
  "id": "796647"
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    "orientation": "portrait"
  }
]
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},
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  "status": false,
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  "path": "cases/663362a5f76f30369f4e333d/
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  "orientation": "portrait"
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  "status": false,
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  "name": "externallmg_1715138602431_1715138385984_image_3.jpeg",
  "path": "cases/663362a5f76f30369f4e333d/
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  "orientation": "portrait"
},
{
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  "status": false,
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  "name": "externallmg_1715138603314_1715138385984_image_4.jpeg",
  "path": "cases/663362a5f76f30369f4e333d/
externallmg_1715138603314_1715138385984_image_4.jpeg",
  "orientation": "portrait"
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  "path": "cases/663362a5f76f30369f4e333d/
externallmg_1715138604165_1715138385984_image_5.jpeg",
  "orientation": "landscape"
},
{
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Adityaraj Enclave, Ghatkopar Shakuntala Co-Op. Hsg. Soc. Ltd, Near Arun Vidyalya
Ground, Pantnagar, Village - Ghatkopar, Taluka - Kurla, District - Mumbai Suburban ,
Ghatkopar (East), 400075, State - Maharashtra, India",
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"email": "",
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Other			
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