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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
    "label": "Direct",
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  "purposeOfValuation": {
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Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
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  },
  "toAssess": {
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "64cb5e480faf29427aca80c8",
    "firstName": "Uttam",
    "lastName": "Sanap",
    "mobileNo": "02225009143",
    "workMobileNo": "7028022330",
    "email": "racpc.ghatkopar@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "5000000",
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"discussWithPerson": "Uttam",
"expectedFees": 2500,
"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": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b7f7",
  "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"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
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  "value": "Residential"
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    "_id": "60b7177d2ffdf65bcd65882a",
    "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": "Nikhil ",
    "email": "valtechnical2022@gmail.com",
    "lastName": "Sonawane",
    "mobileNo": "9819470709",
    "designation": "",
    "shortName": "NS",
    "workWithDocumentMaker": "6006d4ce5080a310ac1fd2c2",
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  },
  "rateVerifier": {
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    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
    "workWithDocumentMaker": "1",
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  "maker": {
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  "lastName": "Rasam",
  "mobileNo": "9529385821",
  "designation": "",
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  "designation": ""
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"valuers": [
  {
    "valuersRegistrationNumber": [
      {
        "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",
  "designation": "CMD",
  "registrationNo": [
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  "title": {
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    "label": "Wealth Tax"
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},
"clientType": {
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  "value": "BANK"
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  "longitude": "73.22109664327668"
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  "coordinates": [
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  "schedule": [],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-05-10",
      "remark": "NPA Account "
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      "dateTime": "2024-05-08",
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    "value": "Maharashtra",
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    "key": "country",
    "value": "Country - India",
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    "value": "Chikhholi",
    "label": true
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    "key": "floorNo",
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    "label": false
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  "value": "Ambernath, Ambernath (West)",
  "label": false
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  "value": "",
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  "label": true
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  "key": "buildingName",
  "value": "Orchid Square - Phase I Building No. B1-12, B-13, A-14, A-15, A-16, A-17,
A-18, A-19 Co-Op. Hsg. Soc. Ltd.",
  "label": false
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"value": "",
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  "value": "Ambhul Vasant Road ",
  "label": false
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "Near South Indian Collage",
  "label": false
},
"landmark": {
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  "key": "landmark",
  "value": "",
  "label": false
},
"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "A, Orchid Square",
  "label": true
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"projectName": {
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  "value": "",
  "label": false
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  "label": true
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"name": "New/Current Survey No.",
"key": "newSurveyNumber",
"value": "128, Hissa No. 6",
"label": true
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  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "404",
  "label": false
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  "key": "khataNo",
  "value": "",
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"label": false
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
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  "label": "R. C. C. Slab"
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"flooring": {
  "value": "External_site_visit_only",
  "label": "External site visit only"
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"doors": {
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  "label": "External site visit only"
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"windows": {
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  "label": "External site visit only"
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"fittings": {
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  "label": "External site visit only"
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"finishing": {
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  "label": "External site visit only"
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"general": {
  "ownership": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Ambernath Municipal Council"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  }
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"asPerActualAgreement": {
  "north": "Building No. 18",
  "west": "Open Plot ",
  "south": "Jambhul Road ",
  "east": "Internal Road "
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"asPerDocumentAgreement": {
  "north": "Details not available ",
  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
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  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "At the time site inspection, flat was locked. As per Sale Plan, the composition of Flat is 1 Bedroom + Living Room / Dining + Kitchen + W.C + Bath + Passage. ",
"dateOfIssusApprovePlan": "As Part 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 site inspection, flat was locked. Hence our report is based on external site visit and documents provided by the bank.",
  "depreciationPercentage": "13.5",
  "depreciationRatioOfBuilding": "",
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"salvageValue": "10",
"depreciatedCostOfConstruction": "5962.5",
"depreciatedBuildingRate": "2162.5"
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"igrRate": {
  "propertyName": "Flat",
  "rate": "50000",
  "landRate": "7290",
  "igrImage": "cases/6633639852e3aa36c81aa174/igr_1715662021439_Image.png",
  "squareMeterGuideLineRate": "50000.00",
  "squareFeetGuideLineRate": "4645.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "91",
  "rate": "4288.00",
  "squareMeterGuideLineRate": "46156.00",
  "squareFeetGuideLineRate": "4288.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "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": "N.A",
  "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 AMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "External visit done only "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
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"label": "Good"
},
"anyFavouringForExtraPotentialValue": "Located in developed area ",
"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "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": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2015",
    "fullDate": "1/1/2015"
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  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
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"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Normal",
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"materialUsedList": {
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"label": "Good"
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"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
"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"
},
"walls": {
"value": "1",
"label": "Yes"
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
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"label": "Normal"
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"maintenancelssues": {
"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "51",
"ageOfBuilding": "9",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "410.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6633639852e3aa36c81aa174/
routeMap_1715665880435_Image.png",
    "routeLat": "19.190405",
    "routeLng": "73.220791",
    "stationName": "Chikhholi ",
  }
}
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"routeDistance": "2.1 Km. "
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"finalLatLng": {
  "coordinates": [
    null,
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  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "kaen5s",
    "name": "kaen5s",
    "image": "cases/6633639852e3aa36c81aa174/
routeMap_1715665704932_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
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"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "2039346.00"
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"outward": {
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  "remark": "SYSTEMGENERATED",
  "date": "Tue May 14 2024 15:35:52 GMT+0530 (India Standard Time)",
  "number": "2306302",
  "dayCount": "9",
  "monthCount": "162",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
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},
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"window": {
  "label": "Window",
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"flooringTilingKitchenPlatform": {
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"electrificationPlumbingSanitaryInstallation": {
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"passageStaircaseLobbyDevelopment": {
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      "orientation": "landscape"
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}
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      "orientation": "portrait"
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  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "7895.00"
  },
  "builtUpRateRange": {
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    "max": "6579.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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  "quantity": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
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"CHECKER": false,
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"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "342.00",
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"isAdvanceInvoice": false,
"status": true,
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"invoices": [],
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"ownerName": "Mr. Jais Painadath & Mrs. Shiny Jose ",
"ownerPhoneNo": "7977567331",
"appAddress": "Flat no. 404, 4th Floor, Wing - A, Building no. 19, Orchid Square Phase
1 CHS, Chikholi, Ambernath West ",
"remark": "NPA Account ",
"documents": [
  {
    "documentType": {
      "value": "60ae1254aa6d152c1801b326",
      "label": "Agreement For Sale"
    },
    "inputs": {
      "documentDate": "12/11/2020",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Dinesh Bhargav Chalke ",
    }
  }
]
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"to": {
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  "label": "Transferee"
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"Transferee": "Mr. Jais Painadath & Mrs. Shiny Jose ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "4695 / 2020"
},
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document_1714802505530_JAIS_PAINADATH_AGREEMENT.pdf",
"fileName": "document_1714802505530_JAIS_PAINADATH_AGREEMENT.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "10/06/2015",
    "nameOfApprovingAuthority": {
      "value": "Ambernath_Municipal_Council",
      "label": "Ambernath Municipal Council"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "ANP / NRV / 15 - 16 / 2 "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1715663616520_219487.pdf",
  "path": "cases/6633639852e3aa36c81aa174/
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  "id": "699599",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue May 14 2024 10:43:36 GMT+0530 (India Standard Time)"
},
{
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"value": "60ae1247aa6d152c1801b2ea",
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},
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  "nameOfApprovingAuthority": {
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    "label": "Ambernath Municipal Council"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "ANP / NRV / B.P / 12 - 13 / 459 / 2148 / 47"
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"createdAt": "Tue May 14 2024 10:44:50 GMT+0530 (India Standard Time)"
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    "label": "Previous Valuation Report"
  },
  "inputs": {
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    "remark": " in the name of Mr. Jais Painadath & Mrs. Shiny Jose issued by Mahesh
Shetty Consultants & Valuers"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1715663796828_Previous_Valuation_Report.pdf",
  "path": "cases/6633639852e3aa36c81aa174/
document_1715663796828_Previous_Valuation_Report.pdf",
  "id": "127542",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue May 14 2024 10:46:37 GMT+0530 (India Standard Time)"
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"createdBy": "60b7177d2ffdf65bcd65882a",
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  {
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu May 02 2024 15:27:44 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Jais Painadath & Mrs. Shiny Jose ",
    "phone": "7977567331",
    "ownershipShare": "",
    "email": "",
    "id": "515102"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60ae1254aa6d152c1801b326",
      "label": "Agreement For Sale"
    },
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      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "31.77",
    "totalAreaDocument": "342",
    "docBuiltpupPercentage": "20",
    "docFinalBUILTUp": "410.40",
    "docFinalBUILTUpSquareMeter": "38.13",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "212538"
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"images": [],
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    "expectedRate": "7142.86",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "39.02",
    "expectedRate": "5952.38",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "350",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "2500000",
  "expectedRate": "7142.86",
  "builtUpExpectedRate": "5952.38",
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  "id": "367430"
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    "expectedRate": "7894.74",
    "percentage": ""
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  "builtUpArea": {
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```
"squareMeterArea": "38.13",
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"expectedRate": "7894.74",
"builtUpExpectedRate": "6578.95",
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indicator_1715661739476_Image.png",
"squareMeter": "31.77",
"id": "645719"
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{
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    "squareMeterArea": "38.28",
    "expectedRate": "6067.96",
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  "builtUpArea": {
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    "squareMeterArea": "45.93",
    "expectedRate": "5056.63",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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},
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  "orientation": "portrait"
},
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externallmg_r_1715320647671_1715320416981_image_7.jpg",
  "orientation": "landscape"
},
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  "orientation": "portrait"
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    },
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      "orientation": "portrait"
    },
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
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Square, Orchid Square - Phase I Building No. B1-12, B-13, A-14, A-15, A-16, A-17,
A-18, A-19 Co-Op. Hsg. Soc. Ltd., Ambhul Vasant Road , Near South Indian Collage,
Village - Chikhlioli, Taluka - Ambernath , District - Thane , Ambernath, Ambernath
(West), PIN - 421 501, State - Maharashtra, Country - India",
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Name	Length	Width	Total
Composition :			
Other Composition :			