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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
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Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
Enforcement_Of_Security_Interest_Act,_2002"
  },
  "masterTypeOfPurpose": {
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Enforcement_Of_Security_Interest_Act,_2002"
  },
  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "type": "CREDITOFFICER",
    "_id": "64cb5e480faf29427aca80c8",
    "firstName": "Uttam",
    "lastName": "Sanap",
    "mobileNo": "02225009143",
    "workMobileNo": "7028022330",
    "email": "racpc.ghatkopar@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "500000",
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"discussWithPerson": "Uttam",
"expectedFees": 250,
"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"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
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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": "Suraj",
    "email": "suraj@vastukala.org",
    "lastName": "Zore",
    "mobileNo": "8652448654",
    "designation": "",
    "shortName": "SZ",
    "workWithDocumentMaker": "60092304a16fab0f2af9b0c2",
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  "rateVerifier": {
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    "_id": "5fc78e26625ecd20ec1f88e9",
    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
    "workWithDocumentMaker": "1",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
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  "maker": {
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"type": "EMPLOYEE",
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  "lastName": "Rasam",
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  "designation": "",
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  "email": "v.sarmalkar@vastukala.org",
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"valuers": [
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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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  {
    "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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\profilePhoto_1622369528291_Sharad Chalikwar Photo.jpg"
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]
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"clientType": {
  "label": "Bank",
  "value": "BANK"
},
"location": {
  "latitude": "19.187715456562962",
  "longitude": "72.97799019327603"
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  "type": "Point",
  "coordinates": [
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    19.187715456562962
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"siteVisit": {
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  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2024-05-06",
      "remark": "NPA Account "
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    {
      "status": "COMPLETED",
      "dateTime": "2024-05-04",
      "remark": "MANUAL_IN_TASK"
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"schedule": []
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    "label": true
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    "value": "Country - India",
    "label": false
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    "key": "village",
    "value": "Chendani",
    "label": true
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    "value": "1",
    "label": false
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    "value": "",
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"label": true
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  "value": "",
  "label": false
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  "label": true
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  "label": true
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  "key": "buildingName",
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  "value": "",
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"label": true
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  "label": false
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "247",
  "label": true
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  "name": "Block No",
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "101",
  "label": false
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  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "label": true
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  "key": "postalCode",
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  "label": false
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"suburb": {
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  "label": false
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
},
"flooring": {
"value": "External_site_visit_only",
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"doors": {
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"windows": {
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"finishing": {
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"label": "External site visit only"
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"general": {
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"populationClassList": {
"value": "MiddleClass",
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"populationGroupList": {
"value": "Urban",
"label": "Urban"
},
"townplanApprovedByList": {
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"label": "Thane Municipal Corporation"
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"whetherCoveredUnderAnyState": {
"value": "No",
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"asPerActualAgreement": {
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"north": "Ramesh Apartment ",
"west": "Internal Road ",
"south": "Juhu Chandan Society ",
"east": "Ratna Mani Building "
},
"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "Internal visit was not allowed at site. As per Sale Plan, the composition of Flat is 1 Bedroom + Living Room + Kitchen + W.C + Bath. (i.e. 1 BHK).",
"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 inspection of property was not allowed. Hence our report is based on external site visit and documents provided by the bank only.",
  "depreciationPercentage": "9",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
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"depreciatedCostOfConstruction": "18475",
"depreciatedBuildingRate": "2275"
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"igrRate": {
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  "rate": "100900",
  "landRate": "3600",
  "igrImage": "cases/66336cc885028f369edcd9d2/igr_1715837566258_Image.png",
  "squareMeterGuideLineRate": "100900.00",
  "squareFeetGuideLineRate": "9374.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "94",
  "rate": "8832.00",
  "squareFeetGuideLineRate": "8832.00",
  "squareMeterGuideLineRate": "95062.00"
},
"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 TMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "External visit done only "
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  }
}
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},
"anyFavouringForExtraPotentialValue": "Located in developed area ",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2018",
    "fullDate": "1/1/2018"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
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"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "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"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "5",
"flatFloorNo": "1",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "540.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement For Sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "routeMapImg": "cases/66336cc885028f369edcd9d2/
routeMap_1715850594317_Image.png",
  "routeLat": "19.187583",
  "routeLng": "72.978070",
  "stationName": "Thane ",
  "routeDistance": "170 Mtrs. "
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},
"finalLatLng": {
  "coordinates": [
    null,
    null
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  "type": "Point"
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"showLocation": {
  "latLng": true,
  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "oislne",
    "name": "oislne",
    "image": "cases/66336cc885028f369edcd9d2/
routeMap_1715850512598_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
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"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "9976500.00"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Thu May 16 2024 14:56:03 GMT+0530 (India Standard Time)",
  "number": "2306335",
  "dayCount": "10",
  "monthCount": "195",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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  "internalBrickWork": {
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"percentage": "0.00",
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"status": false
},
"externalBrickWork": {
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},
"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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}
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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    "isHideFloor": true,
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  ],
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      "path": "cases/66336cc885028f369edcd9d2/
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  ],
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
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    "min": "21154.00",
    "max": "22973.00"
  },
  "builtUpRateRange": {
    "min": "17629.00",
    "max": "19145.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "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,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
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"type": "CASE",
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  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "540.00",
"empanelmentNo": [
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"status": true,
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"invoices": [],
"paymentIds": [],
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"ownerName": "Mr. Akhilesh Ravindranath Gupta & Mr. Satish Ravindranath Gupta ",
"ownerPhoneNo": "9930527328",
"appAddress": "Flat No. 101, 1St Floor, Somane House CHSL, Village-Chendani,
Koliwada, Thane West ",
"remark": "NPA Account ",
"documents": [
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      "label": "Agreement For Sale"
    },
    "inputs": {
      "documentDate": "01/11/2018",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Kartik Enterprises ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Akhilesh Ravindranath Gupta & Mr. Satish Ravindranath Gupta
",
      "number": {
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    "label": "No"
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  "No": "15365 / 2018"
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    "nameOfApprovingAuthority": {
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      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "S2C / 0109 / 16 / TMC / TDD / OCC / 0621 / 18"
},
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"displayStatus": false,
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"id": "754254",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu May 16 2024 13:58:17 GMT+0530 (India Standard Time)"
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{
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    "nameOfApprovingAuthority": {
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    "label": "Thane Municipal Corporation"
  },
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    "label": "No"
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"fileName": "document_1715848171836_Agreement.pdf"
},
{
  "documentType": {
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    "label": "Previous Valuation Report"
  },
  "inputs": {
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    "remark": " in the name of Mr. Akhilesh Ravindranath Gupta & Mr. Satish
Ravindranath Gupta issued by Vastukala Consultants Pvt. Ltd\n"
  },
  "isHardCopy": false,
  "displayStatus": false,
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  "id": "853367",
  "uploadedBy": "62fe044a48a26047e6552796",
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}
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    "id": "916825",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu May 02 2024 16:06:56 GMT+0530 (India Standard Time)"
  }
],
"owners": [
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{
  "name": "Mr. Akhilesh Ravindranath Gupta & Mr. Satish Ravindranath Gupta ",
  "phone": "9930527328",
  "ownershipShare": "",
  "email": "",
  "id": "613241"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1254aa6d152c1801b326",
      "label": "Agreement For Sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "41.81",
    "totalAreaDocument": "450",
    "docBUILTUPPercentage": "20",
    "docFinalBUILTUP": "540.00",
    "docFinalBUILTUPSquareMeter": "50.17",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "645870"
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],
"images": [],
"indicatorArr": [
  {
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      "area": "370.00",
      "squareMeterArea": "34.37",
      "expectedRate": "21621.62",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "444.00",
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"squareMeterArea": "41.25",
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"percentage": "20"
},
"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"area": "370",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "8000000",
"expectedRate": "21621.62",
"builtUpExpectedRate": "18018.02",
"image": "cases/66336cc885028f369edcd9d2/
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"id": "990052"
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    "squareMeterArea": "34.37",
    "expectedRate": "22972.97",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "41.25",
    "expectedRate": "19144.14",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
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    "expectedRate": "0.00",
    "percentage": ""
  }
}
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},
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"id": "277401"
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{
  "carpetArea": {
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    "squareMeterArea": "21.74",
    "expectedRate": "21153.85",
    "percentage": ""
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  "builtUpArea": {
    "area": "280.80",
    "squareMeterArea": "26.09",
    "expectedRate": "17628.21",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "234",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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"floor": "",
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},
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"orientation": "portrait"
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  "orientation": "portrait"
},
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  "status": false,
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  "orientation": "portrait"
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  "path": "cases/66336cc885028f369edcd9d2/
externallmg_1715853620775_WhatsApp_Image_20240516_at_32239_PM.jpeg",
  "orientation": "landscape"
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    "filename": "1715837608146_Calculation_2__gupta.xlsx",
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processingDocuments/1715837608146_Calculation_2__gupta.xlsx",
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"uploadedBy": "5fc78e26625ecd20ec1f88e9"
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{
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processingDocuments/1715837608156_igr3.pdf",
"size": "202400",
"createdAt": "Thu May 16 2024 11:03:28 GMT+0530 (India Standard Time)",
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"path": "cases/66336cc885028f369edcd9d2/
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"size": "3518835",
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"createdBy": {
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    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
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"__v": 0,
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Ltd. , Koliwada, Village - Chendani, Thane (West), Taluka - Thane , District - Thane ,
PIN - 400 601, State - Maharashtra, Country - India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
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"contactPersonName": "Mr. Akhilesh Ravindranath Gupta\n",
"email": "",
"isExternal": "false",
"isUrgent": "false",
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"proposePurchaserName": "",
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"finalCarpetConvertToBuiltUpPer": "10",
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"landOtherRate": "16200",
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"siteVisitDate": "2024-05-04"
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Name	Length	Width	Total
Composition :			

Other
Composition :
