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{
  "typeOfReport": {
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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_
Enforcement_Of_Security_Interest_Act,_2002"
  },
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  "toAssess": {
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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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"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"
},
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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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  "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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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
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    "role": "SITEENGINEER",
    "firstName": "Suraj",
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    "lastName": "Zore",
    "mobileNo": "8652448654",
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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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  "designation": "",
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  {
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        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
      }
    ]
  },
  {
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    "fatherName": "Baburao",
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    "lastName": "Chalikwar",
    "mobileNo": "9422171100",
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      "remark": "MANUAL_IN_TASK"
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    "value": "Mulund",
    "label": true
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    "label": false
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  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Kurla",
  "label": true
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  "value": "",
  "label": true
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  "value": "Sai Sadan Building",
  "label": false
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  "value": "Bal Rajeshwar Road",
  "label": false
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  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "C",
  "label": true
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"projectName": {
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "value": "",
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  "key": "CTSNo",
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  "label": true
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  "label": true
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  "key": "selectNo",
  "value": "603",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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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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  "label": false
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  "value": "Mulund (West), Mumbai",
  "label": false
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"value": "R.C.C._slab",
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"windows": {
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"finishing": {
"value": "External_site_visit_only",
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"ownership": {
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"label": "Sole Ownership"
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"populationClassList": {
"value": "MiddleClass",
"label": "Middle Class"
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"populationGroupList": {
"value": "Urban",
"label": "Urban"
},
"townplanApprovedByList": {
"value": "MCGM",
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"whetherCoveredUnderAnyState": {
"value": "No",
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    "north": "B' Wing of Sai Sadan Building",
    "west": "A' Wing of Sai Sadan Building",
    "south": "Internal Road",
    "east": "D' Wing of Sai Sadan Building"
  },
  "asPerDocumentAgreement": {
    "north": "Information not available",
    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
    }
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "As per Sale Plan attached with the Agreement for sale, the composition of residential flat is Living Room + Kitchen + Passage + WC + Bath (i.e. 1 RK with WC & Bath)",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not verified.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "Please refer remarks",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "1) The tenements were allowed for temporary accommodation in order to save rent amount in B Wing. SRA have passed the order dated 10.09.2018 to transfer the tenements in E Wing.<br />\n2) The Full Occupancy Certificate for Composite Building No. B, C & D on dated 20.11.2009 by SRA. OC for Wing E not provided for our verification.<br />\n3) Builder started selling flats on the Salable area from 2019. Till

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date society not formed.
\n4) As per Index II / Agreement for sale, Flat No. 603 on 6th Floor of C Wing sold to Mr. Danendra Korogu Shetty by M/s. Shree Siddhivinayak Constructions Co.
\n5) At the time of site visit, we were not allowed for inspection of flat by the occupant.
\n6) The condition of the building is poor.
\n7) Notice by M/s. Arihant realtors is pasted on the building. As per notice flats of the said building i.e. Wing B, C & D are not for sale / purchase.
\n8) At the time of visit lift was not working.",

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"depreciationPercentage": "22.5",
"depreciationRatioOfBuilding": "",
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"igrRate": {
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  "rate": "151460",
  "landRate": "73360",
  "igrImage": "cases/66336d2c85028f369edcda07/igr_1715659815498_Image.png",
  "squareMeterGuideLineRate": "159033.00",
  "squareFeetGuideLineRate": "14775.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "85",
  "rate": "13581.00",
  "squareFeetGuideLineRate": "13581.00",
  "squareMeterGuideLineRate": "146182.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
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"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per SRA norms",
"tenantName": "",
"maintenanceOfFlat": "External site visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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  },
  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "No",
    "label": "No"
  },
  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2009",
    "fullDate": "1/1/2009"
  },
}
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"planningArea": {
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  "label": "Residential"
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  "label": "R.C.C. Framed Structure"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
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  "label": "Normal"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Average",
  "label": "Average"
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"structuralSafety": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "average",
  "label": "Average"
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"maintenanceOfTheBuilding": {
  "value": "Poor",
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"label": "Poor"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "0",
  "label": "No"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "270.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
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  "label": "Railway Station"
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"routeLat": "19.187725",
"routeLng": "72.946460",
"stationName": "Mulund",
"routeDistance": "2.7 km."
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": true
},
"locationMapImg": [
  {
    "id": "8fss",
    "name": "8fss",
    "image": "cases/66336d2c85028f369edcda07/
routeMap_1715683913194_Image.jpeg"
  }
]
},
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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"othersRate": "0",
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"rateVerify": {
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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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  "status": false
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"externalPainting": {
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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"orientation": "portrait"
}
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"orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/66336d2c85028f369edcda07/externallmg_1715683859764_171559
8885031_WhatsApp_Image_20240506_at_32922_PM_3.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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  "carpetRateRange": {
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    "max": "29334.00"
  },
  "builtUpRateRange": {
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"min": "20371.00",
"max": "24445.00"
},
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}
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  },
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"status": 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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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
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"status": true,
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  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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  "value": "LEAD"
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"isSiteMeasurementAllowed": false,
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
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"ownerName": "Mr. Danendra Korogu Shetty",
"ownerPhoneNo": "9167273448",
"appAddress": "Flat No. 603, 6th Floor, C-Wing, Sai Sadan , Sashtri Nagar
Balajeshwar Road, Mulund West, Mumbai-400080.",
"remark": "NPA Account Documents Pending",
"documents": [
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    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "19/11/2019",
    "from": {
      "value": "Developers",
      "label": "Developers"
    },
    "Developers": "M/s. Shree Siddhivinayak Constructions Co.",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Mr. Danendra Korogu Shetty",
    "number": {
      "value": "Registration_No",
      "label": "Registration No"
    },
    "Registration_No": "14666/2019"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "145548",
  "path": "cases/66336d2c85028f369edcda07/
document_1714803600541_AGREEMENT_DANENDRA_SHETTY.pdf",
  "fileName": "document_1714803600541_AGREEMENT_DANENDRA_SHETTY.pdf"
},
{
  "documentType": {
    "value": "60ae1296aa6d152c1801b455",
    "label": "Old Valution Report "
  },
  "inputs": {
    "remark": "Ref. No. SAEV/MUM/FLAT/VALU/SBI/GHATKOPAR-RACPC/JAS/ 3210
dated 18/12/2021 in the name of Mr. Danendra Kogru Shetty ssued by Krishnakant A.
Pandat, Chartered Engineer & Govt. Approved Valuer."
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "191496",
  "path": "cases/66336d2c85028f369edcda07/
document_1714803610331_VALUVATION_DANENDRA_SHETTY.pdf",
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},
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    "label": "Occupancy Certificate"
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    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / ENG / 154 / T / STL / AP"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/66336d2c85028f369edcda07/document_1715685394710_OC.pdf",
  "id": "683230",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Tue May 14 2024 16:46:34 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "008496",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "971506",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu May 02 2024 16:08:36 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Danendra Korogu Shetty",
    "phone": "9167273448",
    "ownershipShare": "",
    "email": "",
    "id": "328238"
  }
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"proposePurchasers": [],
"siteInspection": [],
"composition": [],
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      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "121981",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "225",
    "squareMeterArea": "20.90",
    "docFinalBuiltUp": "270.00",
    "docFinalBuiltUpSquareMeter": "25.08",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00"
  }
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"images": [],
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      "expectedRate": "24444.44",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "270.00",
      "squareMeterArea": "25.08",
      "expectedRate": "20370.37",
      "percentage": "20"
    },
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
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  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "5500000",
  "expectedRate": "24444.44",
  "builtUpExpectedRate": "5500000",
  "image": "cases/66336d2c85028f369edcda07/
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  "squareMeter": "25.08",
  "id": "546550"
},
{
  "carpetArea": {
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    "squareMeterArea": "17.42",
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  },
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    "percentage": "20"
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  "saleableArea": {
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  "area": "225",
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  "areaType": "Built_Up",
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    "id": "931671"
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  {
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      "squareMeterArea": "23.23",
      "expectedRate": "28800.00",
      "percentage": ""
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    "builtUpArea": {
      "area": "300.00",
      "squareMeterArea": "27.87",
      "expectedRate": "24000.00",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
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    "property": "Flat",
    "area": "250",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "",
    "source": "Nobroker.com",
    "expectedPrice": "7200000",
    "expectedRate": "28800.00",
    "builtUpExpectedRate": "24000.00",
    "image": "cases/66336d2c85028f369edcda07/
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    "squareMeter": "23.23",
    "id": "184167"
  }
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"externalImages": [
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    "path": "cases/66336d2c85028f369edcda07/
externalimg_r_1715228724619_1715228511406_image_1.jpg",
    "orientation": "landscape"
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    "status": false,
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    "orientation": "portrait"
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externalimg_r_1715228726122_1715228511406_image_2.jpg",
    "orientation": "portrait"
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    "path": "cases/66336d2c85028f369edcda07/
externalimg_r_1715228727683_1715228511406_image_3.jpg",
    "orientation": "portrait"
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    "path": "cases/66336d2c85028f369edcda07/
externalimg_r_1715228732613_1715228511406_image_6.jpg",
    "orientation": "portrait"
  },
  },
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  "path": "cases/66336d2c85028f369edcda07/
externallmg_r_1715228729243_1715228511406_image_4.jpg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "663c50441c6321090f29ba2c",
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  "path": "cases/66336d2c85028f369edcda07/
externallmg_r_1715228730814_1715228511406_image_5.jpg",
  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/66336d2c85028f369edcda07/
externallmg_r_1715228734220_1715228511406_image_7.jpg",
  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/66336d2c85028f369edcda07/
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  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/66336d2c85028f369edcda07/
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  "orientation": "portrait"
},
{
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    "path": "cases/66336d2c85028f369edcda07/
externallmg_r_1715228702956_1715228491943_image_0.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66434214209fc45bb6504f02",
    "name": "externallmg_1715683859746_1715598885020_WhatsApp_Image_202405
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Kurla, District - Mumbai Suburban, PIN - 400 080, State - Maharashtra, India",
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