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{
  "typeOfReport": {
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  "reportInformation": {
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    "proportionateValue": false
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  "leadFrom": {
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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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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Lata",
    "type": "CREDITOFFICER",
    "_id": "6674079b59d44b137cf64e9b",
    "email": "racpc.sion@sbi.co.in",
    "lastName": "Lobo",
    "mobileNo": "",
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  },
  "fees": {
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    "propertyValue": "5000000",
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"discussWithPerson": "Lata",
"expectedFees": 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"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b9f4",
  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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"zone": {
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"zoneName": "Mumbai (Metro) & Maharashtra"
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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": "",
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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",
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"type": "EMPLOYEE",
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"role": "MAKER",
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"lastName": "Acharya",
"mobileNo": "9867664219",
"designation": "",
"shortName": "JA",
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"checker": null,
"valuers": [
{
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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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"label": "Wealth Tax"
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}
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  "visitedDate": [
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      "dateTime": "2024-06-24",
      "remark": "NPA Account "
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  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "value": "Nandivli",
  "label": true
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  "label": true
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  "value": "Thane",
  "label": true
},
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  "key": "city",
  "value": "Dombivli (East)",
  "label": false
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"label": true
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  "label": true
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  "label": false
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"wing": {
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  "value": "",
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  "value": "",
  "label": false
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  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "",
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  "label": true
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  "key": "selectNo",
  "value": "202",
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
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    "label": "External site visit only"
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    "label": "External site visit only"
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  "windows": {
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},
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Semi Urban"
  },
  "townplanApprovedByList": {
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    "label": "Kalyan Dombivali Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Amidhawal CHSL",
    "south": "Royal International School / Road",
    "east": "Nav Sanmati Building"
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  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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      "west": "",
      "south": "",
      "east": ""
    }
  },
}
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  "west": "",
  "south": "",
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"whichTheLocalityIsServed": {
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    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Agreement Sale Plan, the composition of residential flat is Living Room + 1 Bedroom + Kitchen + WC + Bath + Balconies + (i.e. 1 BHK with WC + Bath)",
"dateOfIssusApprovePlan": "As Building Completion Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "40.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "1012.5",
  "depreciatedCostOfConstruction": "7487.50",
  "depreciatedBuildingRate": "1487.5"
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  "squareMeterGuideLineRate": "51300.00",
  "squareFeetGuideLineRate": "4766.00"
},
"igrFinalRate": {
  "floorRatePercentage": "90",
  "depreciationPercentage": "73",
  "rate": "4021.00",
  "squareFeetGuideLineRate": "4021.00",
  "squareMeterGuideLineRate": "43281.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
  },
  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
},
"marketability": {
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1997",
    "fullDate": "1/1/1997"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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    "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"structuralSafety": {
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  "label": "Normal"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
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"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
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"maintenancelssues": {
  "value": "0",
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},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
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"label": "No"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "33",
"ageOfBuilding": "27",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "2",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "575.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "routeMapImg": "cases/6674104f59d44b137cf65ab8/
routeMap_1719299307507_Image.png",
  "routeLat": "19.202727",
  "routeLng": "73.090096",
  "stationName": "Dombivli",
  "routeDistance": "2.2 km."
},
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"coordinates": [
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  null
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"type": "Point"
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  {
    "id": "ucxtuw",
    "name": "ucxtuw",
    "image": "cases/6674104f59d44b137cf65ab8/
routeMap_1719299195465_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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"distressValuePercentage": "70",
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"bookValue": "0",
"finalValue": "4305600.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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    "status": false
  },
  "externalBrickWork": {
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    "floorsCompleted": "",
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"percentage": "0.00",
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"externalPlastering": {
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},
}
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"passageStaircaseLobbyDevelopment": {
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"workCompleted": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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"guidelineDetails": {
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  "selectedBuildUpValue": "575.00",
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  "parkingImages": [],

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  "builtUpRateRange": {
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    "max": "9487.00"
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  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
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    "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "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,
  "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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  "label": "Lead",
  "value": "LEAD"
},
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"status": true,
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"ownerName": "Shri. Pravesh Radheshyam Chauhan",
"ownerPhoneNo": "8097769721",
"appAddress": "Flat no. 202, 2nd Floor, Trimbak Nest CHS, Village - Nandivali,
Dombivali East ",
"remark": "NPA Account ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Transferor"
      },
      "Transferor": "Smt. Premlata Udayraj Chauhan",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Shri. Pravesh Radheshyam Chauhan",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "427/2023"
    },
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    "displayStatus": true,
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    "label": "Building Completion Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KMP / NRV / CC / DV / 304 "
},
"isHardCopy": false,
"displayStatus": true,
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"path": "cases/6674104f59d44b137cf65ab8/document_1719300383904_BCC.pdf",
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"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Tue Jun 25 2024 12:56:24 GMT+0530 (India Standard Time)"
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    "label": "Old Valution Report "
  },
  "inputs": {
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    "remark": "by Pralhad Mansingh Aher, Govt. Registered Estate valuers",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "AVE/SBI/2132"
},
"isHardCopy": false,
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"id": "983048",
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
{
"id": "803810",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Thu Jun 20 2024 16:49:43 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Shri. Pravesh Radheshyam Chauhan",
"phone": "8097769721",
"ownershipShare": "",
"email": "",
"id": "641256"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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},
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"totalAreaDocument": "575",
"squareMeterArea": "53.42",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBUILTUPPercentage": ""
}
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"docSaleablePercentage": "0",
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"docFinalSaleableSquareMeter": "0.00"
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"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "448.00",
"squareMeterArea": "41.62",
"expectedRate": "11383.93",
"percentage": ""
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"builtUpArea": {
"area": "537.60",
"squareMeterArea": "49.94",
"expectedRate": "9486.61",
"percentage": "20"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"area": "448",
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"floor": "",
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"expectedPrice": "5100000",
"expectedRate": "11383.93",
"builtUpExpectedRate": "9486.61",
"image": "cases/6674104f59d44b137cf65ab8/
indicator_1719229284923_Image.png",
"squareMeter": "41.62",
"id": "546055"
},
{
"carpetArea": {
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"area": "472.00",
"squareMeterArea": "43.85",
"expectedRate": "10381.36",
"percentage": ""
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"builtUpArea": {
"area": "566.40",
"squareMeterArea": "52.62",
"expectedRate": "8651.13",
"percentage": "20"
},
"saleableArea": {
"area": "",
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"expectedRate": "0.00",
"percentage": ""
},
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "4900000",
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"builtUpExpectedRate": "8651.13",
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"id": "892034"
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{
"carpetArea": {
"area": "333.33",
"squareMeterArea": "30.97",
"expectedRate": "8397.08",
"percentage": ""
},
"builtUpArea": {
"area": "400.00",
"squareMeterArea": "37.16",
"expectedRate": "6997.50",
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    "percentage": "20"
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    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
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  "property": "Flat",
  "area": "400",
  "builtUpPercentage": "20",
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  "floor": "",
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  "expectedRate": "8397.08",
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  "id": "346944"
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    "orientation": "portrait"
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  "orientation": "portrait"
},
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  "path": "cases/6674104f59d44b137cf65ab8/externallmg_r_1719299398768_externa
llmg_r_1719221881828_1719221744817_image_2.jpg",
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},
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llmg_r_1719221882668_1719221744817_image_3.jpg",
  "orientation": "portrait"
},
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  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "667a6d495687807c20974bae",
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  "path": "cases/6674104f59d44b137cf65ab8/externallmg_r_1719299398892_externa
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  "path": "cases/6674104f59d44b137cf65ab8/externallmg_r_1719299398968_externa
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  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "667a6d495687807c20974bb0",
  "name": "externallmg_r_1719299398934_externallmg_r_1719221888708_1719221
744817_image_6.jpg",
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  "orientation": "portrait"
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  "status": false,
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  "path": "cases/6674104f59d44b137cf65ab8/externallmg_r_1719299399030_externa
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  "orientation": "portrait"
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{
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  "status": false,
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    "path": "cases/6674104f59d44b137cf65ab8/externalimg_r_1719299399107_externa
llmg_r_1719221895973_1719221744817_image_10.jpg",
    "orientation": "portrait"
  }
],
"externalDocuments": [],
"processingDocuments": [
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    "filename": "1719229583729_Calculation_2__paresh.xlsx",
    "path": "cases/6674104f59d44b137cf65ab8/
processingDocuments/1719229583729_Calculation_2__paresh.xlsx",
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    "filename": "1719229583731_igr1.pdf",
    "path": "cases/6674104f59d44b137cf65ab8/
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
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"updatedAt": "2024-06-25T07:58:33.516Z",
"__v": 0,
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P & T Colony, Gandhi Nagar, Near Royal International School, Village - Nandivli, Taluka
- Kalyan, District - Thane, Dombivli (East), PIN - 421 201, State - Maharashtra, India",
"updatedBy": "60f91b6f344e052188ffd1fc",
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"email": "",
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"ownershipShare": "",
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"buildingServicesRate": "2500",
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"finalAsPerArea": "Agreement for sale",
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Composition :			

Other  
Composition :

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