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{
  "typeOfReport": {
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    "RVDSValues": true,
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Enforcement Of Security Interest Act, 2002",
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Enforcement_Of_Security_Interest_Act,_2002"
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  },
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    },
    "firstName": "Lata",
    "type": "CREDITOFFICER",
    "_id": "6674079b59d44b137cf64e9b",
    "email": "racpc.sion@sbi.co.in",
    "lastName": "Lobo",
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  },
  "fees": {
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"discussWithPerson": "Lata",
"expectedFees": null,
"quotedAmount": "2500"
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "name": "State Bank of India",
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  "remark": "Temp",
  "status": true
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  "email": "racpc.sion@sbi.co.in",
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  "alternateMobileNo": "",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
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    "role": "SITEENGINEER",
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    "email": "dasrat.jaiswar1234@gmail.com",
    "lastName": "Jaiswar",
    "mobileNo": "9987305468",
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    "role": "MAKER + RATE VERFIER + CHEAKER",
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    "email": "nitesh.khedekar@vastukala.org",
    "lastName": "Khedekar",
    "mobileNo": "8369040652",
    "designation": "",
    "shortName": "NK",
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"firstName": "Nitesh",
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  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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        "label": "Wealth Tax"
      }
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    "PANNo": "AEAPC7114Q",
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    "fatherName": "Baburao",
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    "lastName": "Chalikwar",
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      "remark": "NPA account "
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      "dateTime": "2024-07-05",
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    "value": "Sion Division",
    "label": true
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    "label": true
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  "value": "",
  "label": false
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Sardar Nagar No. 4 ",
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  "label": false
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  "value": "",
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"projectName": {
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  "name": "New/Current Survey No.",
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Division",
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  "label": false
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  "label": false
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  "label": false
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"windows": {
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"populationGroupList": {
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"townplanApprovedByList": {
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"whetherCoveredUnderAnyState": {
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"south": "Mala Singh Marg & Slum Area ",
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  "west": "Details Not Available",
  "south": "Details Not Available",
  "east": "Details Not Available"
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    "west": "",
    "south": "",
    "east": ""
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  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
  },
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"whichTheLocalityIsServed": {
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  "taxies": {
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  },
  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "The Composition of flat is having 1 Bedroom + Living Room
+ Kitchen + 2 Toilets. (i.e. 1 BHK + 2 Toilets)",
"dateOfIssusApprovePlan": "N.A. Copy of Approved Building plan were not provided
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"approvePlanVerified": "Building under Constrution",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "Builder has not allowed for site Internal Inspection & photographs. The
details about the flat status have been provided by Mr. Deepak (CRM) Mobile No.
8828031879",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "141250",
  "landRate": "58200",
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  "squareMeterGuideLineRate": "141250.00",
  "squareFeetGuideLineRate": "13123.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
  "rate": "141250.00",
  "squareMeterGuideLineRate": "141250.00",
  "squareFeetGuideLineRate": "13123.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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"monthlyRent": "N.A.",
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"electricityServiceConnectionNo": "Details Not Available",
"meterCardHolderName": "Details Not Available",
"undividedAreaOfLandAsPerSaleDeed": "Details Not Available",
"floorSpaceIndex": "As per MCGM Norms ",
"tenantName": "",
"maintenanceOfFlat": "Building under constrution"
},
"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": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed Along with One Car Parking Space",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
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  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  }
},
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"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
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"planningArea": {
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  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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}
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"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "2",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "37",
"flatFloorNo": "2",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "10"
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"finalPlinthArea": {
  "area": "444.40",
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Monorail",
      "label": "Monorail"
    },
    "routeMapImg": "cases/6682749fb0ca930b8468df87/
routeMap_1720173927753_Image.png",
    "routeLat": "19.036533",
    "routeLng": "72.869777",
    "stationName": "GTB Nagar",
    "routeDistance": "350 Mts."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "wwhog7",
      "name": "wwhog7",
      "image": "cases/6682749fb0ca930b8468df87/
routeMap_1720173965361_Image.png"
    }
  ]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
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"totalkitchenArrangementsRate": "0",
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"interiorDecorationsQty": "0",
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"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "10908000.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "10908000.00"
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"outward": {
  "status": false,
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},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  }
},
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"rccPlinth": {
  "label": "RCC Plinth",
  "floorsCompleted": "Complete",
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "42",
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  "status": true
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  "floorsCompleted": "42",
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"door": {
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"isHideFloor": false,
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"window": {
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "8",
  "percentage": "1.90",
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  "status": true
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
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"passageStaircaseLobbyDevelopment": {
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"status": true
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externalImg_1720168028991_1720167905388_image_0.jpeg",
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}
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externallmg_1720168029716_1720167905388_image_5.jpeg",
    "orientation": "portrait"
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"compositionImages": []
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  "carpetRateRange": {
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  "builtUpRateRange": {
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  "saleableRateRange": {
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  "isEditable": 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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}
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Vidya Virendra Jadhavrao",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 207, 2nd Floor, Tower - 1B, Siddh Sky Phase 1, Sion
Koliwada ",
"remark": "NPA account ",
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  {
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      "label": "Agreement for sale (4 pages from the document)"
    },
    "inputs": {
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      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "Sejal Shakti Realtors LLP",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mrs. Vidya Virendra Jadhavrao"
    },
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    "path": "cases/6682749fb0ca930b8468df87/
document_1719825382211_1719825256714_Racpc_Sion_Vidya_Jadhavrao_NPA.pdf",
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"document_1719825382211_1719825256714_Racpc_Sion_Vidya_Jadhavrao_NPA.pdf"
  },

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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "No"
    },
    "No": "P51900021040"
  },
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  "createdAt": "Fri Jul 05 2024 15:01:32 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "N / STGOVT / 0064 / 20140719 / AP / SB - 2"
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  "isHardCopy": false,
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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  "id": "684470",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Mon Jul 01 2024 14:49:27 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mrs. Vidya Virendra Jadhavrao",
  "phone": "0000000000",
  "ownershipShare": "",
  "email": "",
  "id": "585363"
}
],
"proposePurchasers": [],
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    "label": "Square Feet"
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  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "404",
  "squareMeterArea": "37.53",
  "docFinalBuiltUp": "444.4",
  "docFinalBuiltUpSquareMeter": "41.283",
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"docBuiltpPercentage": "10",
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"docFinalSaleableSquareMeter": "0"
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"carpetArea": {
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"squareMeterArea": "80.64",
"expectedRate": "27764.98",
"percentage": ""
},
"builtUpArea": {
"area": "954.80",
"squareMeterArea": "88.70",
"expectedRate": "25240.89",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
"_id": "6682a28bb0ca930b84691cdf",
"property": "Flat For Sale in Siddha Sky Wadala East, Mumbai",
"area": "868.00",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "24100000.00",
"expectedRate": "27764.98",
"builtUpExpectedRate": "25240.89",
"image": "cases/6682749fb0ca930b8468df87/
indicator_1719836610482_Image.png",
"squareMeter": "80.64",
"id": "630461"
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"carpetArea": {
  "area": "1375.00",
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  "squareMeterArea": "140.52",
  "expectedRate": "25256.20",
  "percentage": "10"
},
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"printInReport": true,
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"area": "1375.00",
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"floor": "",
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  "builtUpArea": {
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    "squareMeterArea": "84.92",
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  "area": "831",
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  "floor": "",
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  "expectedRate": "26191.94",
  "builtUpExpectedRate": "23810.85",
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  "squareMeter": "77.20",
  "id": "984575"
}
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externallmg_1720168029479_1720167905388_image_3.jpeg",
      "orientation": "portrait"
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externallmg_1720168029570_1720167905388_image_4.jpeg",
      "orientation": "portrait"
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    {
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      "status": false,
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externallmg_1720168029716_1720167905388_image_5.jpeg",
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"audioRemarks": [],
"remarks": [],
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"updatedAt": "2024-07-05T11:33:25.283Z",
"__v": 0,
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  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 207, 2nd Floor, Building No 1B, Siddha Sky Phase
- 1, Raoli Camp, Khokri Agar, New 90 Feet Road, Hemant Manjrekar Road, Sardar
Nagar No. 4 , Village - Sion Division, Municipality Ward No. F/N, Koliwada, Mumbai,
District - Mumbai City, PIN - 400 037, State - Maharashtra, India",
"updatedBy": "64cde526dc9f3034f3fe49",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Deepak ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "CRM",
"siteVisitContactNo": "8828031879",
"buildingServicesRate": "3000",
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"finalAsPerArea": "Agreement for sale (4 pages from the document)",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 404.00",
"flatRate": "27000.00",
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"landOtherRate": "24000",
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"siteVisitDate": "2024-07-05",
"builtupPercentage": "10",
"carpetTotal": "0",
"extendOfSiteRemark": "",
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"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
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    "leaseTo": "",
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}

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Name	Length	Width	Total
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Other			
Composition :			