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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
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    "label": "Direct",
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Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
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  },
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    },
    "firstName": "Uttam",
    "type": "CREDITOFFICER",
    "_id": "64cb5e480faf29427aca80c8",
    "lastName": "Sanap",
    "mobileNo": "02225009143",
    "workMobileNo": "7028022330",
    "email": "racpc.ghatkopar@sbi.co.in"
  },
  "fees": {
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"discussWithPerson": "Uttam",
"expectedFees": null,
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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": "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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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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    "role": "SITEENGINEER",
    "firstName": "Nikhil ",
    "email": "valtechnical2022@gmail.com",
    "lastName": "Sonawane",
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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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  "designation": "",
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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",
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  "value": "BANK"
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      "dateTime": "2024-08-26",
      "remark": "NPA account "
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"schedule": []
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    "label": false
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    "value": "Dhamote",
    "label": true
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    "label": false
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "A",
  "label": true
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"projectName": {
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  "label": true
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"newSurveyNumber": {
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  "value": "",
  "label": true
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  "value": "208",
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "Neral",
  "label": false
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"value": "rcc_Slab",
"label": "R. C. C. Slab"
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"doors": {
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"label": "Teak Wood Door frame with Solid flush door"
},
"windows": {
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"label": "Aluminium Sliding Windows with window grills"
},
"fittings": {
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"finishing": {
"value": "External_site_visit_only",
"label": "External site visit only"
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"label": "Sole Ownership"
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"value": "MiddleClass",
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"populationGroupList": {
"value": "Urban",
"label": "Urban"
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"townplanApprovedByList": {
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"west": "Open Plot ",
"south": "Open Plot ",
"east": "Internal Road"
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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"unitBoundaries": {
  "asPerActual": {
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    "south": "Internal visit was not allowed ",
    "west": "Internal visit was not allowed "
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "Internal visit was not allowed at site. As per site information,
1 Bedroom + Living + Kitchen + Passage + W.C + Bath. (i.e 1 BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and
not verified.",
"approvePlanVerified": "N.A.",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "i) As per request from State Bank of India, RACPC Ghatkopar (West) Branch, our engineer visited the property but internal visit was not allowed hence the report is based on external visit & documents provided by bank to us.<br />ii)At the time of site visit, the lift was not working. ",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Flat",
  "rate": "42700",
  "landRate": "4760",
  "igrImage": "cases/66976f53b3cce62ca0c7daf9/igr_1724846377955_Image.png",
  "squareMeterGuideLineRate": "38430.00",
  "squareFeetGuideLineRate": "3570.00"
},
"igrFinalRate": {
  "floorRatePercentage": "90",
  "depreciationPercentage": "0",
  "rate": "42700.00",
  "squareMeterGuideLineRate": "38430.00",
  "squareFeetGuideLineRate": "3570.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
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"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 local norms ",
"tenantName": "",
"maintenanceOfFlat": "External visit done only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "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"
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  "asthetikLook": {
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    "label": "Plain Looking"
  }
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
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  "fullDate": "1/1/2023"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
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"area": "546.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66976f53b3cce62ca0c7daf9/
routeMap_1724910236936_Image.png",
    "routeLat": "19.031639",
    "routeLng": "73.331806",
    "stationName": "2.00 Km.",
    "routeDistance": "Neral ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "46q1be",
      "name": "46q1be",
      "image": "cases/66976f53b3cce62ca0c7daf9/
routeMap_1724910134306_Image.png"
    }
  ]
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"valuation": {
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"totalkitchenArrangementsRate": "0",
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"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "2957500.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "2957500.00"
},
"outward": {
  "status": true,
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  "date": "Thu Aug 29 2024 11:47:17 GMT+0530 (India Standard Time)",
  "number": "2307924",
  "dayCount": "7",
  "monthCount": "402",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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"label": "RCC Footing/Foundation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"rccPlinth": {
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"status": false
},
"fullBuildingRcc": {
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"status": false
},
"internalBrickWork": {
"label": "Internal Brick Work",
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"isHideFloor": false,
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"status": false
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"isHideFloor": false,
"status": false
},
"externalPlastering": {
"label": "External Plastering",
"floorsCompleted": "",
"percentage": "0.00",
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  "percentage": "0.00",
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  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "isHideFloor": false,
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  "status": false
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  "status": false
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"liftInstallation": {
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  "status": false
},
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
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  "selectedBuildUpValue": "546.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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externalimg_r_1724649699356_1724649678520_image_16.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
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    "orientation": "portrait"
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    "path": "cases/66976f53b3cce62ca0c7daf9/
externallmg_r_1724649697138_1724649678520_image_14.jpg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "66cc10e8da840b1214cd4679",
    "name": "externallmg_r_1724649696185_1724649678520_image_13.jpg",
    "path": "cases/66976f53b3cce62ca0c7daf9/
externallmg_r_1724649696185_1724649678520_image_13.jpg",
    "orientation": "portrait"
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externallmg_r_1724649699356_1724649678520_image_16.jpg",
    "orientation": "portrait"
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    "path": "cases/66976f53b3cce62ca0c7daf9/
externallmg_r_1724649700582_1724649678520_image_17.jpg",
    "orientation": "portrait"
  },
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externallmg_r_1724649701557_1724649678520_image_18.jpg",
    "orientation": "portrait"
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    }
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  "societyNameBoardImage": [],
  "compositionImages": []
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  "carpetRateRange": {
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    "max": "6809.00"
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  "builtUpRateRange": {
    "min": "4965.00",
    "max": "5674.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": false
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  "wardrobes": {
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
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    "status": true,
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"estimatedValue": "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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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "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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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
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  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "455.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66976f53b3cce62ca0c7daf9",
"ownerName": "Mr. Kartikesh Kailas Chaudhari ",
"ownerPhoneNo": "9588433102",
"appAddress": "Flat no. 208, 2nd Floor, Wing - A, Bliss Residency, Dhamote, Karjat",
"remark": "NPA account ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "23/08/2023",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Yasmin Builders & Developers ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Kartikesh Kailas Chaudhari ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "4565 / 2023"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "149150",
    "path": "cases/66976f53b3cce62ca0c7daf9/
document_1723879133377_KARTIKESH_CHAUDHARI_AGREEMENT.pdf",
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document_1723879133377_KARTIKESH_CHAUDHARI_AGREEMENT.pdf"
  }
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"caseNumber": "009968",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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"id": "854626",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Wed Jul 17 2024 12:44:27 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Kartikesh Kailas Chaudhari ",
"phone": "9588433102",
"ownershipShare": "",
"email": "",
"id": "716630"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "577202",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "455",
"squareMeterArea": "42.27",
"docFinalBuiltUp": "546.00",
"docFinalBuiltUpSquareMeter": "50.73",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00"
}
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"images": [],
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"carpetArea": {
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"area": "235.00",
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"expectedRate": "6808.51",
"percentage": ""
},
"builtUpArea": {
"area": "282.00",
"squareMeterArea": "26.20",
"expectedRate": "5673.76",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Flat",
"area": "235",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "1600000",
"expectedRate": "6808.51",
"builtUpExpectedRate": "5673.76",
"image": "cases/66976f53b3cce62ca0c7daf9/
indicator_1724846023045_Image.png",
"squareMeter": "21.83",
"id": "846731"
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{
"carpetArea": {
"area": "275.00",
"squareMeterArea": "25.55",
"expectedRate": "6545.45",
"percentage": ""
},
"builtUpArea": {
"area": "330.00",
"squareMeterArea": "30.66",
"expectedRate": "5454.55",
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```
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "1800000",
  "expectedRate": "6545.45",
  "builtUpExpectedRate": "5454.55",
  "image": "cases/66976f53b3cce62ca0c7daf9/
indicator_1724846055235_Image.png",
  "squareMeter": "25.55",
  "id": "262337"
},
{
  "carpetArea": {
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    "squareMeterArea": "43.66",
    "expectedRate": "5957.45",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "564.00",
    "squareMeterArea": "52.40",
    "expectedRate": "4964.54",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
```

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"_id": "66cf11cfda840b1214cf3a6e",
"property": "Flat",
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"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "2800000",
"expectedRate": "5957.45",
"builtUpExpectedRate": "4964.54",
"image": "cases/66976f53b3cce62ca0c7daf9/
indicator_1724846092095_Image.png",
"squareMeter": "43.66",
"id": "493043"
},
{
  "carpetArea": {
    "area": "455.00",
    "squareMeterArea": "42.27",
    "expectedRate": "6263.74",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "546.00",
    "squareMeterArea": "50.73",
    "expectedRate": "5219.78",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "area": "455",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
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  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/66976f53b3cce62ca0c7daf9/
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  "orientation": "portrait"
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  "path": "cases/66976f53b3cce62ca0c7daf9/
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  "path": "cases/66976f53b3cce62ca0c7daf9/
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  "orientation": "portrait"
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  "path": "cases/66976f53b3cce62ca0c7daf9/
externallmg_r_1724649689922_1724649678520_image_9.jpg",
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},
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    "orientation": "portrait"
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    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
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    "path": "cases/66976f53b3cce62ca0c7daf9/
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    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66cc10e8da840b1214cd4679",
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/66976f53b3cce62ca0c7daf9/
externallmg_r_1724649697138_1724649678520_image_14.jpg",
    "orientation": "landscape"
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  {
    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66cc10e8da840b1214cd467c",
    "name": "externalimg_r_1724649699356_1724649678520_image_16.jpg",
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    "orientation": "portrait"
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  {
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    "status": false,
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  {
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    "path": "cases/66976f53b3cce62ca0c7daf9/
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"leadRemarks": [],
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Country - India",
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"addressForMap": "",
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"contactPersonName": "Mr. Kartikesh Kailas Chaudhari ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
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"proposePurchaserName": "",
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"finalCarpetConvertToBuiltUpPer": "20",
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"landOtherRate": "4000",
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  "mall": false
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    "leaseTo": "",
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Name	Length	Width	Total
Composition :			
Other Composition :			