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{
  "typeOfReport": {
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "masterTypeOfPurpose": {
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    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And Enforcement Of Security Interest Act, 2002"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "6698fe77e4681c3f5822dace"
    },
    "firstName": "Abid",
    "type": "CREDITOFFICER",
    "_id": "6698ff3235f7d73f39341143",
    "email": "abid_ali@sbiglobal.in",
    "lastName": "Ali",
    "mobileNo": "",
    "workMobileNo": "9779588480"
  },
  "fees": {
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    "propertyValue": ""
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"discussWithPerson": "",
"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": "6698fe77e4681c3f5822dace",
  "name": "SBI Global Factors Limited ",
  "branchCode": "",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "CCO@sbiglobal.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "The Metropolitan Bldg., 2nd Floor, BKC,\n\nBandra-East, Mumbai
-400051"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Commercial",
  "value": "Commercial"
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
  "pickupPerson": null,
  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Abhiraj",
    "email": "abhishekharijan@gmail.com",
    "lastName": "Bhagat",
    "mobileNo": "8369839430",
    "designation": "",
    "shortName": "AH",
    "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
  },
  "rateVerifier": {
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    "_id": "64dc7184ccaf1e7b7f637f47",
    "role": "FRONTDESK",
    "firstName": "Binumon",
    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
    "designation": "Back Office Team Leader",
    "shortName": "BS",
    "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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  },
  "maker": {
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    "_id": "62fe044a48a26047e6552796",
    "role": "MAKER",
    "firstName": "Pradnya ",
    "email": "pradnya@vastukala.org",
    "lastName": "Rasam",
    "mobileNo": "9529385821",
    "designation": "",
    "shortName": "PR",
    "workWithDocumentMaker": "60f9147bf3dd69653a591e8c",
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  "checker": {
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"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
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"valuers": [
{
"valuersRegistrationNumber": [
{
"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
}
],
"type": "EMPLOYEE",
"_id": "6084131a13f01f158c6ea1f3",
"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
"designation": "CMD",
"registrationNo": [
{
"title": {
"value": "Wealth_Tax",
"label": "Wealth Tax"
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"number": "[N]C.C.I.T/I -14/52/2008-09"
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],
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}
]
},
"clientType": {

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"value": "BANK",
"label": "BANK"
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"location": {
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  "longitude": "73.8761860743684"
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"geo": {
  "type": "Point",
  "coordinates": [
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"siteVisit": {
  "siteVisitStatus": true,
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    {
      "dateTime": "19/07/2024 09:06 am"
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    {
      "dateTime": "19/07/2024 12:00 am"
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    {
      "dateTime": "19/07/2024 12:00 am"
    },
    {
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  "visitedDate": [
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      "dateTime": "2024-07-19",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "name": "Country",
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    "label": false
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    "name": "Village",
    "key": "village",
    "value": "Ghorpadi ",
    "label": true
  },
  "floorNo": {
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    "key": "floorNo",
    "value": "Ground",
    "label": false
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  "buildingNo": {
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    "key": "buildingNo",
    "value": "",
    "label": true
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    "status": true,
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    "value": "Pune ",
    "label": true
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"key": "city",
"value": "",
"label": false
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"tahasilNo": {
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  "value": "",
  "label": true
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"taluka": {
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  "key": "taluka",
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  "label": true
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"plotNo": {
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  "key": "plotNo",
  "value": "187",
  "label": true
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"buildingName": {
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  "key": "selectArea",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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"wing": {
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "347-A/2-A-1-A/2",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "G-9",
  "label": false
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  "key": "municipalityWardNo",
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "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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"finishing": {
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"general": {
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  },
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  "townplanApprovedByList": {
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    "label": "Pune Municipal Corporation"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Slum Area ",
    "south": "Internal Road ",
    "east": "Akshay Complex Road "
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
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"east": "Details not available "
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    "east": "Marginal Space ",
    "south": "Unit No. G-11",
    "west": "Unit No. G-10"
  },
  "asPerDocument": {
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    "east": "Marginal Space ",
    "south": "Unit No. G-11",
    "west": "Unit No. G-10"
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "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 Approved Building Plan, the composition of Unit is Working Area only. ",
"dateOfIssusApprovePlan": "Copy of Architect Plan No. 2299 / 06 dated 29.09.2006 issued by Pune Municipal Corporation",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
}
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"compositeRate": {
  "remark": "At the time of site visit, internal visit was not allowed at site.",
  "depreciationPercentage": "39",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "16025",
  "depreciatedBuildingRate": "1525"
},
"igrRate": {
  "propertyName": "Godown",
  "rate": "95220",
  "landRate": "35690",
  "igrImage": "cases/6699e091ac43b53f525ac9d8/igr_1721457642781_Image.png",
  "squareMeterGuideLineRate": "95220.00",
  "squareFeetGuideLineRate": "8846.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "74",
  "rate": "7408.00",
  "squareFeetGuideLineRate": "7408.00",
  "squareMeterGuideLineRate": "79742.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Commercial_Purpose",
    "label": "Commercial Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
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  "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 "
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},
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"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\`_Thk._Brick_Masonry",
    "label": "6\` Thk. Brick Masonery"
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  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1998",
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"value": "R.C.C._Framed_Structure",
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"qualityOfConstruction": {
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"materialUsedList": {
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"buildingSpecification": {
"value": "Standard",
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"structuralSafety": {
"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
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},
"maintenanceOfTheBuilding": {
"value": "Good",
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},
"maintenancelssues": {
"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": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Building_Completion_Certificate",
  "label": "Building Completion Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "34",
"ageOfBuilding": "26",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "Ground",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "55"
},
"finalPlinthArea": {
  "area": "603.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Sale Deed"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  },
  "routeMapImg": "cases/6699e091ac43b53f525ac9d8/
routeMap_1721465523041_Image.png",
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"routeLat": "18.536361",
"routeLng": "73.875250",
"stationName": "Ruby Mall",
"routeDistance": "900 Mtrs. "
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"finalLatLng": {
  "coordinates": [
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    null
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "irvfu",
    "name": "irvfu",
    "image": "cases/6699e091ac43b53f525ac9d8/
routeMap_1721465768160_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "9663075.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "9663075.00"
},
"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
  },
  "fullBuildingRcc": {
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"status": false
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  "status": false
},
"window": {
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
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"floorsCompleted": "",
"percentage": "0.00",
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"externalPainting": {
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "selectedBuildUpValue": "603.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "landscape"
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mage_20240719_at_153752.jpeg",
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "21120.00"
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  "builtUpRateRange": {
    "min": "9447.00",
    "max": "17600.00"
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  "saleableRateRange": {
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    "max": "14667.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "status": true,
    "isEditable": false
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  "quantity": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"others": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"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,
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"COMPLETED": false
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "603.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "6699e091ac43b53f525ac9d8",
"ownerName": "Mr. Rajesh Jeevan Uttamchandani & Mrs. Meena Govind
Uttamchandani",
"ownerPhoneNo": "0000000000",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9822798870",
"contactPersonName": "Mr. Ajay Kumbhar ",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Mr. Rajesh Jeevan Uttamchandani & Mrs. Meena Govind Uttamchandani",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "137553"
  }
],
"caseReferredBy": "5ffe92d27737ca4d986b6453",
"relationWithOwner": "Bank Officer ",
"fullAddress": "Commercial Unit No. G-9, Ground Floor, Akshay Complex
Condominium, Plot No. 187, New/Current Survey No. 347-A/2-A-1-A/2, Tadiwala Road,
Sangamwadi, T.P. Scheme , Village - Ghorpadi , Taluka - Pune , District - Pune , PIN -
411 001, State - Maharashtra, Country - India",
"remark": "",
"documents": [
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  "from": {
    "value": "Transferor",
    "label": "Transferor"
  },
  "Transferor": "M/s. Amber Marketing Pvt. Ltd. ",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mr. Rajesh Jeevan Uttamchandani & Mrs. Meena Govind
Uttamchandani",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "8476 / 2008"
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"isHardCopy": false,
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"path": "cases/6699e091ac43b53f525ac9d8/
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"fileName":
"document_1721360523394_DocScanner_25_Jun_2024_1111 /am_1.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "27/10/1998",
    "nameOfApprovingAuthority": {
      "value": "Pune_Municipal_Corporation",
      "label": "Pune Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
}
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"No": "1611 "
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"path": "cases/6699e091ac43b53f525ac9d8/
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"id": "295460",
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"createdAt": "Sat Jul 20 2024 13:33:30 GMT+0530 (India Standard Time)"
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    "label": "Architect Plan"
  },
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    "nameOfApprovingAuthority": {
      "value": "Pune_Municipal_Corporation",
      "label": "Pune Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "2299 / 06 "
  },
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  "displayStatus": false,
  "fileName": "document_1721462645906_PLan.pdf",
  "path": "cases/6699e091ac43b53f525ac9d8/document_1721462645906_PLan.pdf",
  "id": "396830",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Jul 20 2024 13:34:06 GMT+0530 (India Standard Time)"
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"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "",
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  "label": "Commercial"
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"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "010001",
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"createdBy": "6006d4ce5080a310ac1fdfc2",
"caseHistory": [
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    "id": "290507",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Fri Jul 19 2024 09:12:09 GMT+0530 (India Standard Time)"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "518836",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "603",
    "squareMeterArea": "56.02",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBuiltupPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
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    "carpetArea": {
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      "expectedRate": "21119.83",
      "percentage": ""
    },
    "builtUpArea": {
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"area": "500.00",
"squareMeterArea": "46.45",
"expectedRate": "17600.00",
"percentage": "20"
},
"saleableArea": {
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"squareMeterArea": "55.74",
"expectedRate": "14666.67",
"percentage": "20"
},
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"area": "500",
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"saleablePercentage": "20",
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"areaType": "Built_Up",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "8800000",
"expectedRate": "21119.83",
"builtUpExpectedRate": "8800000",
"image": "cases/6699e091ac43b53f525ac9d8/
indicator_1721457021128_Image.png",
"squareMeter": "46.45",
"id": "627119"
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{
"carpetArea": {
"area": "110.00",
"squareMeterArea": "10.22",
"expectedRate": "20000.00",
"percentage": ""
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"builtUpArea": {
"area": "132.00",
"squareMeterArea": "12.26",
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"percentage": "20"
},
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"area": "158.40",
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  "floor": "",
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  "expectedRate": "20000.00",
  "builtUpExpectedRate": "16666.67",
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  "id": "309195"
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{
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    "squareMeterArea": "40.52",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "48.62",
    "expectedRate": "12420.22",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "628.01",
    "squareMeterArea": "58.34",
    "expectedRate": "10350.15",
    "percentage": "20"
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  "area": "523.34",
  "builtUpPercentage": "20",
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"areaType": "Built_Up",
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"builtUpExpectedRate": "6500000",
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"id": "959840"
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    "squareMeterArea": "37.70",
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  "builtUpArea": {
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    "squareMeterArea": "45.24",
    "expectedRate": "9446.36",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "54.29",
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    "percentage": "20"
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  "expectedRate": "11335.63",
  "builtUpExpectedRate": "4600000",
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externalImg_1721386134657_WhatsApp_Image_20240719_at_153825_2.jpeg",
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Other Composition :			