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{
  "typeOfReport": {
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    "value": "Single_Flat"
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  "reportInformation": {
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    "RVDSValues": true,
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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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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "firstName": "Uttam",
    "type": "CREDITOFFICER",
    "_id": "64cb5e480faf29427aca80c8",
    "lastName": "Sanap",
    "mobileNo": "02225009143",
    "workMobileNo": "7028022330",
    "email": "racpc.ghatkopar@sbi.co.in"
  },
  "fees": {
    "type": "agreed",
    "propertyValue": "0",
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"discussWithPerson": "Uttam",
"expectedFees": null,
"quotedAmount": ""
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "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": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "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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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
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"zone": {
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"zoneName": "Mumbai (Metro) & Maharashtra"
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  "pickupPerson": {
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    "_id": "63fda584ce84bf289baadaf6",
    "role": "PICKUPPERSON",
    "firstName": "Mahendra",
    "email": "mahindra.bijlaney@gmail.com",
    "lastName": "Bijlaney",
    "mobileNo": "9833016592",
    "shortName": "MB",
    "workWithDocumentMaker": "",
    "profilePhoto": "users/63fda584ce84bf289baadaf6/
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  },
  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Rajesh",
    "email": "rajeshb.ghadi@gmail.com",
    "lastName": "Ghadi",
    "mobileNo": "8652092666",
    "designation": "",
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    "workWithDocumentMaker": ""
  },
  "rateVerifier": {
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "email": "binu@vastukala.org",
    "lastName": "Moozhickal",
    "mobileNo": "9930252906",
    "designation": "Back Office Team Leader",
    "shortName": "BS",
    "workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
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"role": "MAKER",
"firstName": "Jayaraja",
"email": "jayaraja@vastukala.org",
"lastName": "Acharya",
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"shortName": "JA",
"workWithDocumentMaker": "",
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"checker": null,
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"valuersRegistrationNumber": [
{
"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
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],
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"_id": "6084131a13f01f158c6ea1f3",
"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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"number": "[N]C.C.I.T/I -14/52/2008-09"
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"siteVisit": {
  "siteVisitStatus": false,
  "schedule": [],
  "visitedDate": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
},
"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "label": true
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  "country": {
    "status": true,
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    "value": "India",
    "label": false
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    "status": true,
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"value": "Navade",
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  "value": "6",
  "label": false
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"buildingNo": {
  "status": false,
  "name": "Building No",
  "key": "buildingNo",
  "value": "",
  "label": true
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  "name": "District",
  "key": "district",
  "value": "Raigad",
  "label": true
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  "name": "City",
  "key": "city",
  "value": "Taloja, Navi Mumbai",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "buildingName",
  "value": "Dev Sai",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
  "value": " Phase-II",
  "label": false
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  "value": "",
  "label": false
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"landmark": {
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  "name": "Landmark",
  "key": "landmark",
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  "label": false
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"wing": {
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
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"municipalityWardNo": {
  "status": false,
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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"mouza": {
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
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    "label": "External site visit only"
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  "doors": {
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    "label": "External site visit only"
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  "windows": {
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    "label": "External site visit only"
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  "fittings": {
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"populationGroupList": {
"value": "Urban",
"label": "Urban"
},
"townplanApprovedByList": {
"value": "NMMC",
"label": "Navi Mumbai Municipal Corporation"
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"whetherCoveredUnderAnyState": {
"value": "No",
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"asPerActualAgreement": {
"north": "Plot No. 156",
"west": "Internal Road",
"south": "Internal Road",
"east": "Open Plot"
},
"asPerDocumentAgreement": {
"north": "Plot No. 156",
"west": "Proposed 15 Mtrs. Wide Road",
"south": "Proposed 15 Mtrs. Wide Road",
"east": "Plot No. 154"
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"unitBoundaries": {
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"east": "Marginal Space",
"south": "Marginal Space",
"west": "Flat No. 601"
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"asPerDocument": {
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"setDisplay": true,
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per Agreement Sale Plan, the composition of residential flat is Living Room with Dining Area + Bedroom + Kitchen + WC + Bath + Flowerbed + Terrace Area (i.e. 1 BHK with WC & Bath).",
"dateOfIssusApprovePlan": "As Occupancy 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": "At the time of visit, watchman told that no one was a available in the flat and no one was opened the door.",
  "depreciationPercentage": "13.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "7622",
  "depreciatedBuildingRate": "2422"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "54400",
  "landRate": "12100",
  "igrImage": "cases/66dfdc8d3389c50dfa6b9b7a/igr_1726031343514_Image.png",
  "squareMeterGuideLineRate": "57120.00",
  "squareFeetGuideLineRate": "5307.00"
}

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},
"igrFinalRate": {
  "floorRatePercentage": "5",
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  "rate": "4930.00",
  "squareFeetGuideLineRate": "4930.00",
  "squareMeterGuideLineRate": "53068.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "External Visit Only"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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  },
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"label": "6\" Thk. Brick Masonery"
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"waterTank": {
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},
"pavementLaid": {
"value": "Yes",
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},
"carParking": "Covered / Open Parking Space",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
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"month": "1",
"year": "2015",
"fullDate": "1/1/2015"
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"planningArea": {
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"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": {
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
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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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},
"maintenanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
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"label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "51",
"ageOfBuilding": "9",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "6",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "572.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66dfdc8d3389c50dfa6b9b7a/
routeMap_1725967002451_Image.png",
    "routeLat": "19.051368",
    "routeLng": "73.102968",
    "stationName": "Navade Road",
    "routeDistance": "240m",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
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    "id": "m19c7k",
    "name": "m19c7k",
    "image": "cases/66dfdc8d3389c50dfa6b9b7a/
routeMap_1725966669583_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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  "interiorDecorationsQty": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
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"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "3635694.00"
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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
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
    "label": "External Brick Work",
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  "status": false
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"externalPainting": {
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  "status": false
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  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "status": false
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  "status": true
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    "orientation": "landscape"
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    "max": "11315.00"
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  "builtUpRateRange": {
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    "max": "9429.00"
  },
  "saleableRateRange": {
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    "max": "7858.00"
  }
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "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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  "value": "LEAD"
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"isSiteMeasurementAllowed": false,
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"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Bholaprasad M. Yadav",
"ownerPhoneNo": "0000000000",
"appAddress": "605,Dev sai, plot no 155,Navde phase 2,Navli Mumbai",
"remark": "",
"documents": [
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      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "10/04/2014",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "Mr. Indradeo R. Sharma",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Bholaprasad M. Yadav",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "2617/2014"
    }
  }
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_AGGREMENT.pdf"
  },
  {
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      "label": "Commencement Certificate"
    },
    "inputs": {
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      "nameOfApprovingAuthority": {
        "value": "CIDCO",
        "label": "CIDCO"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": " CIDCO/ATPO/BO/1923"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "id": "211532",
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    "fileName": "document_1725969557369_CC.pdf"
  },
  {
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      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "07/09/2015",
      "nameOfApprovingAuthority": {
        "value": "CIDCO",
        "label": "CIDCO"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  }
}
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  },
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  "displayStatus": false,
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  "fileName": "document_1725969828933_OC.pdf"
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"caseNumber": "011116",
"createdBy": "63fda584ce84bf289baadaf6",
"caseHistory": [
  {
    "id": "232350",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Sep 10 2024 11:13:41 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Bholaprasad M. Yadav",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "389781"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    }
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  {
    "id": "681143",
    "selectAreaTypeDocument": "Carpet",
  }
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"squareMeterArea": "44.31",
"docFinalBuiltUp": "572.4",
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"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"indicatorArr": [
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"squareMeterArea": "27.10",
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"percentage": ""
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"builtUpArea": {
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"saleableArea": {
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{
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    "squareMeterArea": "44.59",
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    "expectedRate": "5034.72",
    "percentage": "20"
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  "saleablePercentage": "20",
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  "builtUpExpectedRate": "6041.67",
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    "expectedRate": "11314.49",
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  "percentage": "20"
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  "squareMeterArea": "53.21",
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"expectedRate": "11314.49",
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    "status": false,
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  "orientation": "portrait"
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