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{
  "typeOfReport": {
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    "RVDSValues": true,
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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": {
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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,
"quotedAmount": "2500"
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"organization": {
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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",
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  "initial": "SBI",
  "remark": "Temp",
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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": {
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    "_id": "60b7177d2ffdf65bcd65882a",
    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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    "role": "SITEENGINEER",
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    "email": "vaib1234b@gmail.com",
    "lastName": "Bhagat",
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    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Shobha",
    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
    "shortName": "SH",
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"firstName": "Prajakta",
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        "label": "Wealth Tax"
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    "email": "cmd@vastukala.org",
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    "value": "Carpet"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": false
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  "label": false
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  "value": "C",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "label": true
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "Mulund (West)",
  "label": false
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    "value": "rcc_Slab"
  },
  "flooring": {
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    "value": "External_site_visit_only"
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  },
  "windows": {
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  "finishing": {
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    "value": "External_site_visit_only"
  }
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    "value": "MiddleClass"
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"populationGroupList": {
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
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  "west": "Building No. 1 & 3",
  "south": "Building No. 2B & 3A",
  "east": "Building No. 8 & SRA building "
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"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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    "east": "Flat No. 305",
    "south": "Lift, Flat No. 301 & Staircase",
    "west": "Flat No. 302"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
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  "taxies": {
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}
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      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
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  },
  "extraDetailOfProperty": "At the time of visit, the property was locked hence internal
site inspection and photographs could not be taken. Hence, our report is based on
external visit & documents provided by bank only.",
  "dateOfIssusApprovePlan": "Copy of Occupancy Certificate Document No. SRA /
ENG / 56 / 1744 / T / AP / Rehab / Building No. 1 Dated 11.02.2003 issued by Slum
Rehabilitation Authority",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A.",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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and photographs could not be taken. Hence, our report is based on external visit &
documents provided by bank only.",
  "depreciationPercentage": "33",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "19010",
  "depreciatedBuildingRate": "2010"
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"igrRate": {
  "propertyName": "Residential",
  "rate": "132680",
  "landRate": "64240",
  "igrImage": "cases/6794b6bd5e0680e1073645f2/igr_1739173763305_Image.png",
  "squareMeterGuideLineRate": "132680.00",
  "squareFeetGuideLineRate": "12326.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "78",
  "rate": "10928.00",

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"squareFeetGuideLineRate": "10928.00",
"squareMeterGuideLineRate": "117623.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "11,000/- (Expected rental income per month)",
  "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 MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "External Site Visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
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"value": "MunicipalWaterSupply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Parking",
"constructionWorkStatus": {
  "label": "Completed",
  "value": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2003",
  "fullDate": "1/1/2003"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
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  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "label": "Normal",
  "value": "Normal"
},
"materialUsedList": {
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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"value": "Good",
"label": "Good"
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"protAgainstNatDis": {
"value": "Good",
"label": "Good"
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"label": "No",
"value": "0"
},
"appearanceOfTheBuilding": {
"label": "Normal",
"value": "Normal"
},
"maintenanceOfTheBuilding": {
"label": "Normal",
"value": "Normal"
},
"maintenancelssues": {
"value": "0",
"label": "No"
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
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"value": "ground"
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"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "38",
"ageOfBuilding": "22",
"noOfBasement": "0",
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"noOfAmenityFloors": "0",
"noOfFloors": "7",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "7"
},
"finalPlinthArea": {
  "area": "270.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6794b6bd5e0680e1073645f2/
routeMap_1739249882073_Image.png",
    "routeLat": "19.169719",
    "routeLng": "72.949446",
    "stationName": "Mulund",
    "routeDistance": "1.0 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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    0
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  "type": "Point"
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"showLocation": {
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  "finallatLng": false
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    "id": "9ujshx",
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    "name": "9ujshx",
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "bookValue": "0",
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"outward": {
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    "status": false
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}
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  "status": false
},
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  "status": false
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  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
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  "status": true
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},
"guidelineDetails": {
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  "selectedBuildUpValue": "270.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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    }
  ]
}
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    "orientation": "portrait"
  }
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    "orientation": "portrait"
  },
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    "path": "cases/6794b6bd5e0680e1073645f2/
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    "orientation": "landscape"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "19231.00",
    "max": "20444.00"
  },
  "builtUpRateRange": {
    "min": "16026.00",
    "max": "17037.00"
  }
}
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```
},
"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
}
},
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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    "isEditable": true
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    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "estimatedValue": "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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  "isEditable": true
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  "ratePerUnit": "0.00",
  "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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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
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  "isEditable": false
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  "lessValueDetails": []
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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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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"finalValuationArea": "225.00",
"empanelmentNo": [
  "SME/TCC/2021-22/85/13"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6794b6bd5e0680e1073645f2",
"ownerName": "Mr. Laukik Charudutta Pednekar & Mrs. Bharati Laukik Pednekar",
"ownerPhoneNo": "9870145626",
"appAddress": "Flat no. 303, 3rd Floor, Building no. 1, Heritage Apartment, C - Wing,
Ganesh Gavade Road, Mulund West ",
"remark": "NPA Account ",
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"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "14/05/2012",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Ramesh Baburao Bhosale",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Mr. Laukik Charudutta Pednekar & Mrs. Bharati Laukik Pednekar",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "3642/2012"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "146074",
    "path": "cases/6794b6bd5e0680e1073645f2/
document_1738929271852_LAUKIK_PEDNEKAR.pdf",
    "fileName": "document_1738929271852_LAUKIK_PEDNEKAR.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "11/02/2003",
      "nameOfApprovingAuthority": {
        "value": "Slum_Rehabilitation_Authority_(SRA)",
        "label": "Slum Rehabilitation Authority (SRA)"
      },
      "number": {
        "value": "Document_No",
        "label": "Document No"
      }
    }
  },

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    "Document_No": "SRA / ENG / 56 / 1744 / T / AP / Rehab / Building No. 1"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/6794b6bd5e0680e1073645f2/
document_1739251327745_151167.pdf",
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Tue Feb 11 2025 05:22:07 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "013925",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "257980",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jan 25 2025 10:02:37 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Laukik Charudutta Pednekar & Mrs. Bharati Laukik Pednekar",
    "phone": "9870145626",
    "ownershipShare": "",
    "email": "",
    "id": "459278"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    }
  },
  "_id": "67a3a3bda2b18adef0cdd0e8",
  "area": "1",
  "providedByName": "LAUKIK CHARUDATTA PEDNEKAR\t",
  "providedByContactNo": "9870145626"
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      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "936496",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "225",
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    "docFinalBuiltUp": "270",
    "docFinalBuiltUpSquareMeter": "25.08",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
"indicatorArr": [
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      "squareMeterArea": "21.37",
      "expectedRate": "20434.78",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "276.00",
      "squareMeterArea": "25.64",
      "expectedRate": "17028.99",
      "percentage": "20"
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      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
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    "percentage": ""
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "5",
  "source": "https://www.99acres.com/",
  "expectedPrice": "4700000",
  "expectedRate": "20434.78",
  "builtUpExpectedRate": "17028.99",
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  "squareMeter": "21.37",
  "id": "442735"
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{
  "carpetArea": {
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    "squareMeterArea": "20.90",
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    "percentage": ""
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    "expectedRate": "16666.67",
    "percentage": "20"
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    "expectedRate": "0.00",
    "percentage": ""
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
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"areaType": "Carpet",
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"expectedPrice": "4500000",
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    "squareMeterArea": "21.74",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "26.09",
    "expectedRate": "16025.64",
    "percentage": "20"
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  "saleableArea": {
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  "areaType": "Carpet",
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  "expectedPrice": "4500000",
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  "builtUpExpectedRate": "16025.64",
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  "builtUpArea": {
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    "squareMeterArea": "25.63",
    "expectedRate": "17036.39",
    "percentage": "20"
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externallmg_1738777705975_image.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "67a3a4a2c6108fdeef494fe7",
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externallmg_1738777742120_image.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67a3a4a2c6108fdeef494fe8",
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externallmg_1738777742410_image.jpeg",
    "orientation": "portrait"
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  {
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    "status": false,
    "_id": "67a3a4a2c6108fdeef494fe9",
    "name": "externallmg_r_1738777715190_image.jpeg",
    "path": "cases/6794b6bd5e0680e1073645f2/
externallmg_r_1738777715190_image.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/6794b6bd5e0680e1073645f2/
externallmg_r_1738777721645_image.jpeg",
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"orientation": "portrait"
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  "orientation": "portrait"
},
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  "path": "cases/6794b6bd5e0680e1073645f2/
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  "orientation": "landscape"
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  "status": false,
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  "path": "cases/6794b6bd5e0680e1073645f2/
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  "orientation": "landscape"
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  "path": "cases/6794b6bd5e0680e1073645f2/
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  "orientation": "landscape"
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    "filename":
"1739173800221_1719386343043_1717159298325_Calculation_1.xlsx",
    "path": "cases/6794b6bd5e0680e1073645f2/processingDocuments/1739173800221
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_1719386343043_1717159298325_Calculation_1.xlsx",
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Mulund West, Municipality Ward No. T - Ward, Mulund (West), Taluka - Kurla, District -
Mumbai Suburban District, Mumbai, PIN Code - 400 080, State - Maharashtra, India",
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