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{
  "typeOfReport": {
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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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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "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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"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"
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"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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    "_id": "60b7177d2ffdf65bcd65882a",
    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
    "workWithDocumentMaker": "",
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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",
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  "maker": {
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},
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{
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"type": "EMPLOYEE",
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"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": " Chalikwar",
"mobileNo": "9422171100",
"designation": "CMD",
"registrationNo": [
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"title": {
"value": "Wealth_Tax",
"label": "Wealth Tax"
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"_id": "6084131a13f01f158c6ea1f4",
"number": "[N]C.C.I.T/I -14/52/2008-09"
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      "remark": ""
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  "visitedDate": [
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    "key": "country",
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    "label": false
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    "value": "Panvel",
    "label": true
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    "label": false
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    "value": "",
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  "label": true
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"plotNo": {
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  "key": "plotNo",
  "value": "34/3",
  "label": true
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  "value": "",
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  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "label": false
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  "label": true
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
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    "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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"fittings": {
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},
"finishing": {
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  "label": "External site visit only"
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"general": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Panvel_Municipal_Corporation",
    "label": "Panvel Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "south": "Bandar Road ",
    "east": "Open Plot"
  },
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"asPerDocumentAgreement": {
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  "west": "Khwaja Nagar",
  "south": "PMC (Bunder) Road ",
  "east": "Final Plot No. 34/2"
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"unitBoundaries": {
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    "east": "Internal visit not allowed ",
    "south": "Internal visit not allowed ",
    "west": "Internal visit not allowed "
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "At the time of site visit, internal site measurements &
photographs of flat was not allowed. As per Sale Plan, the composition of flat is 2
Bedrooms + Living Room + Kitchen + Passage + 2 Toilets. (i.e. 2BHK)",
"dateOfIssusApprovePlan": "Copy of Approved Building plans & Occupancy
Certificate were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
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was not allowed. \n",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "9775",
  "depreciatedBuildingRate": "2275"
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"igrRate": {
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  "rate": "44500",
  "landRate": "13300",
  "igrImage": "cases/6794b73e5e0680e10736485d/igr_1741759386954_Image.png",
  "squareMeterGuideLineRate": "44500.00",
  "squareFeetGuideLineRate": "4134.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "93",
  "rate": "3931.00",
  "squareFeetGuideLineRate": "3931.00",
  "squareMeterGuideLineRate": "42316.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "N.A",
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available "
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"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per PMC norms ",
"tenantName": "",
"maintenanceOfFlat": "External visit done only "
},
"marketability": {
  "marketabilityList": {
    "value": "Average",
    "label": "Average"
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  "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": {
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    "label": "Yes"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2019",
    "fullDate": "1/1/2019"
  }
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  "label": "Residential"
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
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"value": "Good",
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
"value": "1",
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "54",
"ageOfBuilding": "6",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "7"
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"finalPlinthArea": {
"area": "583.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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"routeMapDetail": {
  "routeMapImg": "cases/6794b73e5e0680e10736485d/
routeMap_1741852659938_Image.png",
  "routeLat": "18.989639",
  "routeLng": "73.105500",
  "stationName": "Panvel",
  "routeDistance": "2.5 Km. ",
  "routeStation": {
    "value": "Railway_Station",
    "label": "Railway Station"
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
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    "id": "b6eusm",
    "name": "b6eusm",
    "image": "cases/6794b73e5e0680e10736485d/
routeMap_1741852588971_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",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5180750.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "5180750.00"
},
"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",
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      "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": []
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    "max": "13091.00"
  },
  "builtUpRateRange": {
    "min": "8353.00",
    "max": "10910.00"
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  "saleableRateRange": {
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    "max": "9091.00"
  }
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"detailsOfValuation": {
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"title": "Present value of the flat (incl. car parking, if provided)",
"quantity": "0.00",
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"status": true,
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "isEditable": false
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  "lessValueDetails": [],
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  "RATE_VERIFY": false,
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"isExternalReport": false,
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"_id": "6794b73e5e0680e10736485d",
"ownerName": "Mr. Mohammed Mubin Mohmmed Shafi Mulla & Raisa Mohammed
Shafi Mulla ",
"ownerPhoneNo": "9004737721",
"appAddress": "Flat no. 205, 2nd Floor, The Mandir Villa CHS, Panvel",
"remark": "NPA Account ",
"documents": [
  {
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    "value": "60af48bf2ffdf65bcd6585fa"
  },
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    "fromPage": 0,
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  "attachInReport": false,
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    "from": {
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      "label": "Builder"
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    "Builder": "M/s. Marwan Constructions",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Mr. Mohammed Mubin Mohmmed Shafi Mulla & Raisa Mohammed
Shafi Mulla ",
    "number": {
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      "label": "No"
    },
    "No": "10998 / 2018"
  },
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  "displayStatus": true,
  "id": "174830",
  "path": "cases/6794b73e5e0680e10736485d/
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  "fileName": "document_1738843951775_MUBIN_MULLA_AGREEMENT.pdf"
},
{
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    "value": "60ae1279aa6d152c1801b3d4"
  },
  "attachConfig": {
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  "inputs": {
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    "value": "Panvel_Municipal_Corporation",
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  "number": {
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    "label": "No"
  },
  "No": "2017 / PMC / BP / 1168 / 2018"
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"displayStatus": false,
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"path": "cases/6794b73e5e0680e10736485d/
document_1741850929763_341562.pdf",
"id": "237373",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu Mar 13 2025 07:28:50 GMT+0000 (Coordinated Universal Time)"
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{
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    "value": "60ae1248aa6d152c1801b2ee"
  },
  "attachConfig": {
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    "toPage": 0
  },
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  "inputs": {
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    "remark": " in the name of Mr. Mohammed Mubin Mohmmmed Shafi Mulla & Raisa
Mohammed Shafi Mulla issued by Archinova Design Inc.\n",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  }
},
"isHardCopy": false,
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"document_1741851933433_1741759556233_Mohd_Mulla_Previous_Valuation_1.pdf",
"path": "cases/6794b73e5e0680e10736485d/
document_1741851933433_1741759556233_Mohd_Mulla_Previous_Valuation_1.pdf",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jan 25 2025 10:04:46 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Mohammed Mubin Mohmmmed Shafi Mulla & Raisa Mohammed Shafi Mulla ",
    "phone": "9004737721",
    "ownershipShare": "",
    "email": "",
    "id": "777996"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "306532",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "530",
    "squareMeterArea": "49.24",
    "docFinalBuiltUp": "583",
    "docFinalBuiltUpSquareMeter": "54.164",
    "docBultupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
  }
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    "expectedRate": "13091.00",
    "percentage": ""
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  "builtUpArea": {
    "area": "550.00",
    "squareMeterArea": "51.10",
    "expectedRate": "10909.09",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "660.00",
    "squareMeterArea": "61.32",
    "expectedRate": "9090.91",
    "percentage": "20"
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  "property": "Residential Flat",
  "area": "550",
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  "saleablePercentage": "20",
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  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "6000000",
  "expectedRate": "13091.00",
  "builtUpExpectedRate": "6000000",
  "image": "cases/6794b73e5e0680e10736485d/
indicator_1741759165511_Image.png",
  "squareMeter": "51.10",
  "id": "674752"
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{
  "carpetArea": {
    "area": "583.33",
    "squareMeterArea": "54.19",
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    "expectedRate": "11314.35",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "65.03",
    "expectedRate": "9428.57",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "840.00",
    "squareMeterArea": "78.04",
    "expectedRate": "7857.14",
    "percentage": "20"
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  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "6600000",
  "expectedRate": "11314.35",
  "builtUpExpectedRate": "6600000",
  "image": "cases/6794b73e5e0680e10736485d/
indicator_1741759208377_Image.png",
  "squareMeter": "65.03",
  "id": "459984"
},
{
  "carpetArea": {
    "area": "430.00",
    "squareMeterArea": "39.95",
    "expectedRate": "10023.26",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "47.94",
    "expectedRate": "8352.71",
    "percentage": "20"
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"floor": "",
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"expectedRate": "10023.26",
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"id": "135588"
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  "builtUpArea": {
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    "squareMeterArea": "34.20",
    "expectedRate": "10322.44",
    "percentage": "20"
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    "squareMeterArea": "41.04",
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    "expectedRate": "12387.13",
    "builtUpExpectedRate": "3800000",
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    "path": "cases/6794b73e5e0680e10736485d/
externallmg_1741675683136_WhatsApp_Image_20250311_at_104050_AM.jpeg",
    "orientation": "portrait"
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  {
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    "status": false,
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    "path": "cases/6794b73e5e0680e10736485d/
externallmg_1741675683170_WhatsApp_Image_20250311_at_104051_AM_1.jpeg",
    "orientation": "landscape"
  }
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},
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  "orientation": "portrait"
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  "path": "cases/6794b73e5e0680e10736485d/
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  "orientation": "portrait"
},
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externallmg_1741675683394_WhatsApp_Image_20250311_at_104054_AM_1.jpeg",
    "orientation": "portrait"
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