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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": {
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_Enforcement_Of_Security_Interest_Act,_2002",
    "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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    "value": "Fair_Market_Value"
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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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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b7f7",
  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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"zoneName": "Mumbai (Metro) & Maharashtra"
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    "_id": "60b7177d2ffdf65bcd65882a",
    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Vaibhav",
    "email": "vaib1234b@gmail.com",
    "lastName": "Bhagat",
    "mobileNo": "8779534609",
    "designation": "Bachlore Of Engireeing",
    "shortName": "Vaibhav",
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  "rateVerifier": {
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    "_id": "64cde526dc9f3034f3fefa49",
    "role": "FRONTDESK",
    "firstName": "Rashmi",
    "email": "rashmijadhav14feb@gmail.com",
    "lastName": "Jadhav",
    "mobileNo": "7738144625",
    "designation": "Back Office Coordination",
    "shortName": "RJ",
    "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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    "role": "MAKER",
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    "designation": "",
    "shortName": "JA",
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    "lastName": "Jadhav",
    "mobileNo": "7738144625",
    "designation": "Back Office Coordination",
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    "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"visitedDate": [
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    "remark": ""
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  {
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  {
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    "dateTime": "2025-02-04",
    "remark": "MANUAL_IN_TASK"
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    "dateTime": "2025-02-03",
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  "rateMax": "6500",
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    "value": "Carpet"
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    "label": false
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    "value": "Nizampur",
    "label": true
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    "label": true
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  "label": true
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  "label": true
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"key": "street1",
"value": "Near Aqsa Women's Degree College",
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"street2": {
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "projectName",
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  "label": false
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  "value": "",
  "label": true
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  "value": "35/2, 74/1, 110/1, 35/3",
  "label": true
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  "label": true
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  "key": "selectNo",
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  "value": "",
  "label": false
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  "label": true
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  "value": "PIN - 421 302",
  "label": false
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  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
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    "value": "rcc_Slab"
  },
  "flooring": {
    "label": "External site visit only",
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"value": "External_site_visit_only"
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  "value": "External_site_visit_only"
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  "value": "External_site_visit_only"
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"finishing": {
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  "value": "External_site_visit_only"
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    "label": "Joint Ownership"
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    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "Bhiwandi_Nizampur_City_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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  "asPerActualAgreement": {
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    "south": "Riviera Palms Road & Open Plot",
    "east": "C-1 Blue Bell Building "
  },
}
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"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "External Visit done",
    "south": "External Visit done",
    "west": "External Visit done"
  },
  "asPerDocument": {
    "north": "Marginal Space",
    "east": "Flat No. 602",
    "south": "Staircase",
    "west": "Marginal Space"
  },
  "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": "As per Agreement Sale Plan, the composition of residential flat is Living Room + Kitchen + 2 Bedrooms + 2 Toilets + Passage + Dry Balcony + Balcony + Flowerbed Area (i.e 2BHK).",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""

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},
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  "compositions": []
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"compositeRate": {
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  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "300",
  "depreciatedCostOfConstruction": "6200.00",
  "depreciatedBuildingRate": "2200"
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "34000",
  "landRate": "7200",
  "igrImage": "cases/6794b9f35e0680e107365436/igr_1741333138387_Image.png",
  "squareMeterGuideLineRate": "35700.00",
  "squareFeetGuideLineRate": "3317.00"
},
"igrFinalRate": {
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  "depreciationPercentage": "92",
  "rate": "3105.00",
  "squareFeetGuideLineRate": "3105.00",
  "squareMeterGuideLineRate": "33420.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
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"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per BNCCMC norms",
"tenantName": "",
"maintenanceOfFlat": "External site visit only"
},
"marketability": {
  "marketabilityList": {
    "value": "Normal",
    "label": "Normal"
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  "anyFavouringForExtraPotentialValue": "Located in developing area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open / Covered Parking Space",
  "constructionWorkStatus": {
    "label": "Completed",
    "value": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
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"planningArea": {
  "value": "Residential",
  "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": "Normal"
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
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"structuralSafety": {
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  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Normal",
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"maintenanceOfTheBuilding": {
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"value": "Normal",
"label": "Normal"
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"maintenanceIssues": {
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"visibleDamageInBuilding": {
"value": "0",
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"systemOfAirConditioning": {
"value": "0",
"label": "No"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "11",
"flatFloorNo": "6",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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"routeMapDetail": {
  "routeMapImg": "cases/6794b9f35e0680e107365436/
routeMap_1741337096031_Image.png",
  "routeLat": "19.316054",
  "routeLng": "73.071493",
  "stationName": "Bhiwandi Road",
  "routeDistance": "7.3 km ",
  "routeStation": {
    "value": "Railway_Station",
    "label": "Railway Station"
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
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"locationMapImg": [
  {
    "id": "ii8dfn",
    "name": "ii8dfn",
    "image": "cases/6794b9f35e0680e107365436/
routeMap_1741336907640_Image.png"
  }
],
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"kitchenArrangementsRate": "0",
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"totalinteriorDecorationsRate": "0",
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"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
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"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "4178800.00"
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"outward": {
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  "number": "2310924",
  "dayCount": "22",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  }
}
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},
"rccPlinth": {
  "label": "RCC Plinth",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
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"percentage": "0.00",
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},
>window": {
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  "floorsCompleted": "",
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  "status": false
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>flooringTilingKitchenPlatform": {
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>externalPainting": {
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  "status": false
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  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
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  "status": true
}
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
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    }
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    "orientation": "portrait"
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"compositionImages": []
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"indicatorRange": {
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    "max": "7809.00"
  },
  "builtUpRateRange": {
    "min": "4573.00",
    "max": "6508.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
}
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "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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  "ratePerUnit": "0.00",
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  "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",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
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  "status": true,
  "isEditable": false
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"lessTotalValue": 0,
"presentMarketValue": 0
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  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "674.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"ownerName": "Mr. Mehaboob Alam Y Khan ",
"ownerPhoneNo": "9326310044",
"appAddress": "Flat no. 601-602, 6th Floor, A-1, Tulip Building, Riviera palms,
Bhiwandi Nizampur ",
"remark": "NPA Account ",
"documents": [
  {
    "documentType": {
      "label": "Agreement for sale",
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"value": "60af48bf2ffdf65bcd6585fa"
},
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  "toPage": 0
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"attachInReport": false,
"inputs": {
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  "from": {
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    "label": "Promoter"
  },
  "Promoter": "M/s. Mannas Developers, a Partnership Firm",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Mr. Mehaboob Alam Y Khan & Mrs. Roshan Jaha Mahboob Alam
Khan",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": " 4561/2018"
},
"isHardCopy": false,
"displayStatus": true,
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"fileName": "document_1741339216107_Sale_Deed__2018__601.pdf"
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    "label": "Revised Commencement Certificate",
    "value": "60ae1263aa6d152c1801b36e"
  },
  "attachConfig": {
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    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
    "remark": " B. P. No. 05/Nizampur/2011-2012 Vide Outward No. R.V. 1408 dated
28/08/2011 issued by Bhiwandi Nizampur City Municipal Corporation.",
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"number": {
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  "label": "Document No"
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"Document_No": ""
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"path": "cases/6794b9f35e0680e107365436/document_1741339729474_CC.pdf",
"fileName": "document_1741339729474_CC.pdf"
},
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    "label": "Part Occupancy Certificate",
    "value": "60ae1250aa6d152c1801b316"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Bhiwandi_Nizampur_City_Municipal_Corporation",
      "label": "Bhiwandi Nizampur City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " B.P. No. 71/Nizampur/2016-2017 Outward No. N.R.V./1552"
  },
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  "displayStatus": false,
  "id": "448750",
  "path": "cases/6794b9f35e0680e107365436/
document_1741339840160_Part_OC.pdf",
  "fileName": "document_1741339840160_Part_OC.pdf"
}
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"caseNumber": "013928",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
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"id": "267517",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Sat Jan 25 2025 10:16:19 GMT+0000 (Coordinated Universal Time)"
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"owners": [
{
"name": "Mr. Mehaboob Alam Y Khan ",
"phone": "9326310044",
"ownershipShare": "",
"email": "",
"id": "676184"
},
{
"name": "Mrs. Roshan Jaha Mahboob Alam Khan",
"phone": "",
"email": "",
"ownershipShare": "",
"panNo": "",
"aadharNo": "",
"id": "575255"
}
],
"proposePurchasers": [],
"siteInspection": [
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"areaType": {
"label": "Carpet",
"value": "Carpet"
},
"providedBy": {
"label": "Owner",
"value": "Owner"
},
"_id": "67a3aa13a92c39df2abe1807",
"area": "1",
"providedByName": "MAHBOOB ALAM YAR MOHD KHAN\t",
"providedByContactNo": "9326310044"
}
],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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  "value": "60af48bf2ffdf65bcd6585fa"
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"docMeasurementType": {
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  "label": "Square Feet"
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"docFinalBuiltUpSquareMeter": "75.14399999999999",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
},
],
"images": [],
"indicatorArr": [
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      "area": "708",
      "squareMeterArea": "65.78",
      "expectedRate": "7062.15",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "850.00",
      "squareMeterArea": "78.97",
      "expectedRate": "5882.35",
      "percentage": ""
    },
    "saleableArea": {
      "area": "0.00",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
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    "property": "Residential Flat ",
    "area": "850",
    "builtUpPercentage": "0",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "5000000",
"expectedRate": "7062.15",
"builtUpExpectedRate": "5000000",
"image": "cases/6794b9f35e0680e107365436/
indicator_1741333045385_Image.png",
"squareMeter": "78.97",
"id": "376607"
},
{
  "carpetArea": {
    "area": "397.00",
    "squareMeterArea": "36.88",
    "expectedRate": "7808.56",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "476.40",
    "squareMeterArea": "44.26",
    "expectedRate": "6507.14",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Commonfloor.com",
  "expectedPrice": "3100000",
  "expectedRate": "7808.56",
  "builtUpExpectedRate": "6507.14",
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indicator_1741332996539_Image.png",
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"squareMeter": "36.88",
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{
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    "squareMeterArea": "92.90",
    "expectedRate": "5487.00",
    "percentage": ""
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  "builtUpArea": {
    "area": "1200.00",
    "squareMeterArea": "111.48",
    "expectedRate": "4572.50",
    "percentage": "20"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "1000",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "5487000",
  "expectedRate": "5487.00",
  "builtUpExpectedRate": "4572.50",
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  "id": "550005"
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    "status": false,
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    "orientation": "portrait"
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    "status": false,
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externallmg_1738779346321_image.jpeg",
    "orientation": "portrait"
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    "orientation": "portrait"
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  {
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    "path": "cases/6794b9f35e0680e107365436/
externallmg_r_1738779315670_image.jpeg",
    "orientation": "portrait"
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  {
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    "path": "cases/6794b9f35e0680e107365436/
externallmg_r_1738779323836_image.jpeg",
    "orientation": "portrait"
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  {
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    "orientation": "landscape"
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    "_id": "67a3aae7c6108fdeef495079",
    "name": "externallmg_r_1738779333255_image.jpeg",
    "path": "cases/6794b9f35e0680e107365436/
externallmg_r_1738779333255_image.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "67a3aae7c6108fdeef49507a",
    "name": "externallmg_r_1738779339635_image.jpeg",
    "path": "cases/6794b9f35e0680e107365436/
externallmg_r_1738779339635_image.jpeg",
    "orientation": "portrait"
  },
  {
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externallmg_r_1738779346935_image.jpeg",
    "orientation": "portrait"
  }
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"externalDocuments": [],
"processingDocuments": [
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    "filename": "1741333613317_Calculation_Sheet_NEW.xlsx",
    "path": "cases/6794b9f35e0680e107365436/
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    "size": "633194",
    "createdAt": "Fri Mar 07 2025 07:46:53 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "64cde526dc9f3034f3fefa49"
  },
  {
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    "filename": "1741341951554_CC.pdf",
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    "uploadedBy": "60f91b6f344e052188ffd1fc"
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  {
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    "filename": "1741341951681_Google_Location.jpeg",
    "path": "cases/6794b9f35e0680e107365436/
processingDocuments/1741341951681_Google_Location.jpeg",
    "size": "612761",
    "createdAt": "Fri Mar 07 2025 10:05:54 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "60f91b6f344e052188ffd1fc"
  },
  {
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    "filename": "1741341951908_Part_OC.pdf",
    "path": "cases/6794b9f35e0680e107365436/
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    "size": "1095768",
    "createdAt": "Fri Mar 07 2025 10:05:54 GMT+0000 (Coordinated Universal Time)",
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  },
  {
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