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    "RVDSValues": false,
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    "type": "CREDITOFFICER",
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    "firstName": "Swarup",
    "email": "1racpcghatkopar.sanctions@sbi.co.in",
    "mobileNo": "-",
    "workMobileNo": "8668951779",
    "lastName": " Shivane"
  },
  "fees": {
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  "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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  "name": "State Bank of India",
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  "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\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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"staff": {
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"pickupPerson": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "role": "SITEENGINEER",
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  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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"email": "pradnya@vastukala.org",
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    "lastName": "Chalikwar",
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  "value": "BANK"
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"marketAnalysisAndRemark": {
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  "label": true
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  "value": "Dombivali (East)",
  "label": false
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"flatSpecifications": {
  "roof": {
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  "flooring": {
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    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "label": "Urban"
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  "label": "Kalyan Dombivali Municipal Corporation"
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  "label": "No"
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  "west": "Wing - B",
  "south": "Sales Office ",
  "east": "Ramchandra Park "
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  "south": "Details not available",
  "east": "Details not available"
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    "south": "",
    "east": ""
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  "asPerDocument": {
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    "east": ""
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"whichTheLocalityIsServed": {
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  "taxies": {
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will
be 1 Bedroom + Living Room + Kitchen + W.C + Bath + Passage. (i.e. 1 BHK). ",
"dateOfIssusApprovePlan": "Copy of Approved Plan No. KDMC / TPD / BP / 27
Village / 2022 - 23 / 15 dated 06.09.2022 issued by issued by Kalyan Dombivali
Municipal Corporation. ",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "Building is under construction ",
"unauthorizedConstruction": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "57000",
  "landRate": "21600",
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  "squareMeterGuideLineRate": "62700.00",
  "squareFeetGuideLineRate": "5825.00"
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"floorRatePercentage": "10",
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building is under construction "
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KDMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
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  "partitions": {
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    "label": "Building Under Construction"
  }
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},
"waterTank": {
  "value": "Proposed_Municipal_Water_Supply",
  "label": "Proposed Municipal Water Supply"
},
"pavementLaid": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"carParking": "Proposed Stilt Car Parking Space ",
"constructionWorkStatus": {
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  "label": "Under Construction"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2028",
  "fullDate": "1/1/2028"
},
"planningArea": {
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  "label": "Residential"
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
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"materialUsedList": {
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  "label": "Building Under Construction"
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"buildingSpecification": {
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"label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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"maintenanceOfTheBuilding": {
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  "label": "Building is under construction "
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  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
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  "label": "Proposed, Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
}
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  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "26",
"flatFloorNo": "15",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "7"
},
"finalPlinthArea": {
  "area": "540.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/666992dad607d979c003a423/
routeMap_1718368417820_Image.png",
    "routeLat": "19.200992",
    "routeLng": "73.091970",
    "stationName": "Dombivali ",
    "routeDistance": "2.4 Km. "
  },
  "finalLatLng": {
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  }
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"valuation": {
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  "totalwardrobesRate": "0",
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  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
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  "bookValue": "0",
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"outward": {
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"rateVerify": {
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    "percentage": "5",
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    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "internalBrickWork": {
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    "status": true
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  "label": "Window",
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"externalPainting": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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"percentage": "0.00",
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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  "status": false
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "24.86",
  "isHideFloor": true,
  "status": true
}
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"guidelineDetails": {
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  "selectedBuildUpValue": "540.10",
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"reportImages": {
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    "orientation": "portrait"
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externallmg_r_1718355195728_1718355043242_image_6.jpg",
    "orientation": "portrait"
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    "orientation": "portrait"
  },
  {

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    "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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    "max": "9880.00"
  },
  "builtUpRateRange": {
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    "max": "8982.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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    "estimatedValue": "0.00",
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    "isEditable": false
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    "status": true,
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"ratePerUnit": "0.00",
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"status": true,
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"title": "Potential value, if any",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"title": "Others / Car Parking",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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totalValues": {
"title": "Total",
"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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taskStatus": {
"SITE_INSPECTION": true,
"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
},
createCase": "false",
type": "CASE",
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"value": "LEAD"
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siteVisitType": "PARTIAL",
isSiteMeasurementAllowed": false,
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"empanelmentNo": [
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"status": true,
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"paymentIds": [],
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"ownerName": "Mr. Parag Pratap Pangam, Mrs. Pratap Parshuram Pangam & Mrs.
Priyanka Pratap Pangam ",
"ownerPhoneNo": "7021356547",
"appAddress": "Flat no. 1501, 15th Floor, Vastu Luxuria, Dombivali East ",
"remark": "",
"documents": [
  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Developers"
      },
      "Developers": "M/s. Laukik Development Corporation ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Parag Pratap Pangam, Mrs. Pratap Parshuram Pangam & Mrs.
Priyanka Pratap Pangam ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "8882/ 2024"
    },
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document_1718195315664_1718195171585_Racpc_GHatkopar_Parag_Pangam.pdf",
    "fileName":
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  "documentType": {
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    "nameOfApprovingAuthority": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KDMC / TPD / BP / 27 Village / 2022 - 23 / 15"
},
"isHardCopy": false,
"displayStatus": false,
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"id": "266283",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Jun 14 2024 17:06:17 GMT+0530 (India Standard Time)"
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    "label": "Approved Building Plan"
  },
  "inputs": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
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      "label": "No"
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  },
  "No": "KDMC / TPD / BP / 27 Village / 2022 - 23 / 15"
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"isHardCopy": false,
"displayStatus": false,
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    "createdAt": "Fri Jun 14 2024 17:06:52 GMT+0530 (India Standard Time)"
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  {
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      "label": "RERA Certificate"
    },
    "inputs": {
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        "value": "Maharashtra_Real_Estate_Regulatory_Authority",
        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "P51700050802"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1718365085104_Agreement.pdf",
    "path": "cases/666992dad607d979c003a423/
document_1718365085104_Agreement.pdf",
    "id": "619999",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Fri Jun 14 2024 17:08:05 GMT+0530 (India Standard Time)"
  }
],
"caseNumber": "009253",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "789276",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jun 12 2024 17:51:46 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
```

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"name": "Mr. Parag Pratap Pangam, Mrs. Pratap Parshuram Pangam & Mrs.
Priyanka Pratap Pangam ",
"phone": "7021356547",
"ownershipShare": "",
"email": "",
"id": "398311"
}
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"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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"label": "Agreement for sale"
},
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"label": "Square Feet"
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"id": "661127",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "491",
"squareMeterArea": "45.62",
"docFinalBuiltUp": "540.1",
"docFinalBuiltUpSquareMeter": "50.181999999999995",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"carpetArea": {
"area": "455.00",
"squareMeterArea": "42.27",
"expectedRate": "9230.77",
"percentage": ""
},
"builtUpArea": {
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"squareMeterArea": "46.50",
"expectedRate": "8391.61",
"percentage": "10"
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"saleableArea": {
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  "expectedRate": "0.00",
  "percentage": ""
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"property": "Residential Flat",
"area": "455",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "4200000",
"expectedRate": "9230.77",
"builtUpExpectedRate": "8391.61",
"image": "cases/666992dad607d979c003a423/
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"squareMeter": "42.27",
"id": "605612"
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{
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    "squareMeterArea": "38.55",
    "expectedRate": "9879.52",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "456.50",
    "squareMeterArea": "42.41",
    "expectedRate": "8981.38",
    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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}
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},
"printlnReport": true,
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"property": "Residential Flat",
"area": "415",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "4100000",
"expectedRate": "9879.52",
"builtUpExpectedRate": "8981.38",
"image": "cases/666992dad607d979c003a423/
indicator_1718362851882_Image.png",
"squareMeter": "38.55",
"id": "514143"
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{
"carpetArea": {
"area": "653.00",
"squareMeterArea": "60.67",
"expectedRate": "8882.08",
"percentage": ""
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"builtUpArea": {
"area": "718.30",
"squareMeterArea": "66.73",
"expectedRate": "8074.62",
"percentage": "10"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "Residential Flat",
"area": "653",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
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"floor": "",
"source": "Index_no.2",
"expectedPrice": "5800000",
"expectedRate": "8882.08",
"builtUpExpectedRate": "8074.62",
"image": "cases/666992dad607d979c003a423/
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"squareMeter": "60.67",
"id": "281390"
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"status": false,
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"path": "cases/666992dad607d979c003a423/
externallmg_1718355186154_1718355043242_image_1.png",
"orientation": "portrait"
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{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "666c0508772310133b1fb37f",
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"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "666c0508772310133b1fb380",
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"path": "cases/666992dad607d979c003a423/
externallmg_r_1718355189014_1718355043242_image_2.jpg",
"orientation": "portrait"
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externallmg_r_1718355184477_1718355043242_image_0.jpg",
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"orientation": "portrait"
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  "path": "cases/666992dad607d979c003a423/
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  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/666992dad607d979c003a423/
externallmg_r_1718355195728_1718355043242_image_6.jpg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "666c0508772310133b1fb384",
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  "orientation": "portrait"
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