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  "typeOfReport": {
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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"
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  "fees": {
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"discussWithPerson": "Uttam",
"expectedFees": null,
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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"
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"client": {
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  "name": "State Bank of India",
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  "initial": "SBI",
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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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    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
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    "shortName": "SSV",
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    "email": "sameeryp2010@gmail.com",
    "lastName": "Parab",
    "mobileNo": "8291009567",
    "designation": "Site Engineer",
    "shortName": "Sameer",
    "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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  "rateVerifier": {
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    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Nitesh",
    "email": "nitesh.khedekar@vastukala.org",
    "lastName": "Khedekar",
    "mobileNo": "8369040652",
    "designation": "",
    "shortName": "NK",
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"firstName": "Prajakta",
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  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
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        "label": "Wealth Tax"
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    "fatherName": "Baburao",
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      "dateTime": "2024-06-27",
      "remark": "MANUAL_IN_TASK"
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    "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "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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  "windows": {
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  "finishing": {
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  "label": "Kalyan Dombivali Municipal Corporation"
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  "label": "No"
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"asPerActualAgreement": {
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  "south": "Jai Shree Krishna CHSL",
  "east": "Slam Area"
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"asPerDocumentAgreement": {
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  "west": "Plot No. 20",
  "south": "Jai Shree Krishna CHSL",
  "east": "18 Mtr. Proposed Road"
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
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},
}
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"auto": {
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"privateCars": {
  "title": "Private Cars"
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composition of Residential Flat will be 2 Bedrooms + Living Room + Kitchen +
Bathroom + Toilet + Balcony Area + Dry Balcony Area.",
"dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not
verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per request from State Bank of India, RACPC Ghatkopar Branch, our
engineer visited the property but internal visit was not allowed hence the report is
based on external visit & documents provided by bank to us.\n",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "9000.00",
  "depreciatedBuildingRate": "2800",
  "buildingServicesDepreciatedRate": "0"
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"igrRate": {
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  "rate": "76900",
  "landRate": "28700",
  "igrImage": "cases/667a4a7fa27f7d554f532b0a/igr_1719645556352_Image.png",
  "squareMeterGuideLineRate": "80745.00",
  "squareFeetGuideLineRate": "7501.00"
},
"igrFinalRate": {
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"squareFeetGuideLineRate": "7501.00"
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"outgoingDetail": {
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    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "15,000/- 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 KDMC 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"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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},
"carParking": "Stilt + Open Car Parking",
"constructionWorkStatus": {
  "value": "Completed",
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},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
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  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
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"label": "Good"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
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"noOfBasement": "",
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"noOfFloors": "7",
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"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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      "label": "Railway Station"
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    "routeMapImg": "cases/667a4a7fa27f7d554f532b0a/
routeMap_1719651044386_Image.png",
    "routeLat": "19.216173",
    "routeLng": "73.096952",
    "stationName": "Dombivli",
    "routeDistance": "1.4 Km."
  },
  "finalLatLng": {
    "coordinates": [
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      null
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
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      "id": "sp8dxdp",
      "name": "sp8dxdp",
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routeMap_1719650995731_Image.png"
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  "totalinteriorDecorationsRate": "0",
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  "extraCollapsibleGatesQty": "0",
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  "potentialValueRate": "0",
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  "realizableValuePercentage": "85",
  "bookValue": "0",
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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    "status": true
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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    "isHideFloor": false,
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"window": {
"label": "Window",
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  "status": false
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  "status": false
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  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
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  ]
}
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "8441.00",
    "max": "10589.00"
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  "builtUpRateRange": {
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    "max": "8824.00"
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  "saleableRateRange": {
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  }
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    "ratePerUnit": "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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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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"CHECKER": false,
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"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": false,
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"paymentStatus": "PENDING",
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"paymentIds": [],
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"invoices": [],
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"ownerPhoneNo": "9324396660",
"appAddress": "Flat no. 502, 5th Floor, Prabhat Darshan CHS, Dombivali East ",
"remark": "NPA Account ",
"documents": [
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    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
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    "inputs": {
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      "from": {
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    "value": "Developers",
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  },
  "Developers": "M/s. Yashomalhar Construction",
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    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mrs. Fariya Affan Khan",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "7728/2022"
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"isHardCopy": false,
"displayStatus": true,
"id": "820475",
"path": "cases/667a4a7fa27f7d554f532b0a/
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"fileName": "document_1719464274584_PROPRTY_DOC.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "25/11/2019",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "KDMC / NRV / BP / DOM / CC / 2019 - 20 / 11"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "198408",
  "path": "cases/667a4a7fa27f7d554f532b0a/
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  "fileName": "document_1719464286012_PROPRTY_DOC_1.pdf"
},
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{
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    "label": "RERA Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
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    "Document_No": "P51700045397"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1719653060286_80459.pdf",
  "path": "cases/667a4a7fa27f7d554f532b0a/document_1719653060286_80459.pdf",
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  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Sat Jun 29 2024 14:54:20 GMT+0530 (India Standard Time)"
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{
  "documentType": {
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    "label": "Revised Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "KDMC / TPD / BP / DOM / 2019 - 20 / 11 / 295"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1719653217284_101067.pdf",
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}
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
{
"id": "138629",
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Tue Jun 25 2024 10:11:35 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mrs. Fariya Affan Khan",
"phone": "9324396660",
"ownershipShare": "",
"email": "",
"id": "560686"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
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},
{id": "194456",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "831",
"squareMeterArea": "77.2",
"docFinalBuiltUp": "914.1",
"docFinalBuiltUpSquareMeter": "84.92",
"docBultupPercentage": "10",
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"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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"images": [],
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"carpetArea": {
"area": "313.00",
"squareMeterArea": "29.08",
"expectedRate": "10223.64",
"percentage": ""
},
"builtUpArea": {
"area": "375.00",
"squareMeterArea": "34.84",
"expectedRate": "8533.33",
"percentage": ""
},
"saleableArea": {
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"property": "1 RK Flat In Jeevan Shilpa Apartment, Dombivli (East)",
"area": "375.00",
"builtUpPercentage": "0",
"saleablePercentage": "0",
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"floor": "",
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"expectedPrice": "3200000.00",
"expectedRate": "10223.64",
"builtUpExpectedRate": "3200000.00",
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"id": "149679"
},
{
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    "area": "440.00",
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    "squareMeterArea": "49.05",
    "expectedRate": "8522.73",
    "percentage": "20"
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  "area": "440.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "4500000.00",
  "expectedRate": "10227.27",
  "builtUpExpectedRate": "8522.73",
  "image": "cases/667a4a7fa27f7d554f532b0a/
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  "squareMeter": "40.88",
  "id": "244747"
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    "squareMeterArea": "39.48",
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    "percentage": ""
  },
  "builtUpArea": {
    "area": "510.00",
    "squareMeterArea": "47.38",
    "expectedRate": "8823.53",
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"percentage": ""
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  "expectedRate": "0.00",
  "percentage": ""
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"property": "1 BHK Flat In Neelkanth Mahadev Hotel janaki nx Dombivali East",
"area": "510.00",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "4500000.00",
"expectedRate": "10588.24",
"builtUpExpectedRate": "4500000.00",
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"squareMeter": "47.38",
"id": "194606"
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    "squareMeterArea": "68.10",
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  "builtUpArea": {
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    "squareMeterArea": "81.75",
    "expectedRate": "7954.55",
    "percentage": ""
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    "expectedRate": "0.00",
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"floor": "",
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"expectedRate": "9549.80",
"builtUpExpectedRate": "7000000.00",
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"id": "162580"
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  "carpetArea": {
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    "squareMeterArea": "50.63",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "55.70",
    "expectedRate": "7673.06",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "area": "545",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
```



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    "id": "535774"
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    "path": "cases/667a4a7fa27f7d554f532b0a/
externalimg_1719503386350_1719503254736_image_0.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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externalimg_1719503388475_1719503254736_image_1.jpeg",
    "orientation": "portrait"
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externalimg_1719503391010_1719503254736_image_2.jpeg",
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    "path": "cases/667a4a7fa27f7d554f532b0a/
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    "orientation": "portrait"
  },
  },
]
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externallmg_1719503395864_1719503254736_image_4.jpeg",
  "orientation": "portrait"
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  "name": "externallmg_1719503357936_1719503227949_image_0.jpeg",
  "path": "cases/667a4a7fa27f7d554f532b0a/
externallmg_1719503357936_1719503227949_image_0.jpeg",
  "orientation": "portrait"
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"uploadedBy": "627221f4afd7d55eddeddcb4"
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{
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      "lastName": "Khedekar",
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      "lastName": "Khedekar",
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profilePhoto_1681212511436_IMG3094.jpg"
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  "createdBy": {
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  "label": "Retail"
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Ltd., Plot No. 19, Pendse Nagar Road No 6, Gajbandhan Patharli, Village - Patharli ,
Dombivli (East), Taluka - Kalyan, District - Thane, PIN Code - 421 201, State -
Maharashtra, India",
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"email": "",
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"buildingServicesRate": "2800",
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"finalCarpetConvertToBuiltUpPer": "10",
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"finalValuationAreaString": "Carpet Area in Sq. Ft. = 831.00",
"flatRate": "9000.00",
"landOtherRate": "6200",
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"reportGeneratedDate": "Fri Jul 05 2024 14:09:39 GMT+0530 (India Standard Time)",
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"leaseDate": ""
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"finalSaleablePercentage": "0",
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Name	Length	Width	Total
Composition :			
Other Composition :			