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Enforcement Of Security Interest Act, 2002",
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    "firstName": "Uttam",
    "type": "CREDITOFFICER",
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    "lastName": "Sanap",
    "mobileNo": "02225009143",
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"expectedFees": null,
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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"branch": {
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  "type": "BRANCH",
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  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
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  "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",
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    "firstName": "Saurabh",
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    "lastName": "Velonde",
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    "shortName": "SSV",
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    "lastName": "Parab",
    "mobileNo": "8291009567",
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    "lastName": "Kajvilkar",
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  "whetherCoveredUnderAnyState": {
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  "south": "Information not available",
  "east": "Information not available"
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    "south": "",
    "east": ""
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    "west": "",
    "south": "",
    "east": ""
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  "title": "Boundaries of The Flat"
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  "taxies": {
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  "auto": {
    "title": "Auto"
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  "privateCars": {
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"extraDetailOfProperty": "As per Approved Building Plan, the composition of residential flat is Living Room + Kitchen + Study Room + WC + Bath + Passage (i.e. 1
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BHK with WC + Bath). As per site inspection, building is under construction, but construction is very slow. Internal visit not allowed, hence our report is based on external visit and documents provided by the bank.",

"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. RJP/Group/NSVP/171/2017 dated 26.04.2017 issued by Raigad Zilla Parishad, Alibag (Downloaded from RERA Website).",

"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
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"extraDetailOfBuilding": "",
"compoundWall": ""

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"landAndBuildingDetails": {
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"documentsBuildingBoundaries": []

},

"compositeRate": {

"remark": "As per site inspection, building is under construction, but construction is very slow. Internal visit not allowed, hence our report is based on external visit and documents provided by the bank.",

"depreciationPercentage": "",
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"depreciatedBuildingRate": ""

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"igrRate": {

"propertyName": "Residential Flat",
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"squareMeterGuideLineRate": "42700.00",
"squareFeetGuideLineRate": "3967.00"

},

"igrFinalRate": {

"floorRatePercentage": "0",
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"rate": "42700.00",
"squareMeterGuideLineRate": "42700.00",
"squareFeetGuideLineRate": "3967.00"

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"outgoingDetail": {

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  "label": "Building Under Construction"
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"monthlyRent": "N.A",
"assessmentNo": "Building Under Construction",
"taxPaidHolderName": "Building Under Construction",
"taxAmount": "Building Under Construction",
"electricityServiceConnectionNo": "Building Under Construction",
"meterCardHolderName": "Building Under Construction",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per local norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
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    "label": "Normal"
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  "anyFavouringForExtraPotentialValue": "Located in developing Area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "R.C.C. slab"
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  "partitions": {
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    "label": "Proposed 6" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
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"value": "InProgress",
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"month": "1",
"year": "2025",
"fullDate": "1/1/2025"
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"planningArea": {
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"label": "R.C.C. Framed Structure"
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"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"label": "Building Under Construction"
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"label": "Information Not Available"
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"buildingSpecification": {
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"protAgainstNatDis": {
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"label": "Information not available"
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"label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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"label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
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"label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
"value": "Building_Under_Construction",
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"visibleDamageInBuilding": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"systemOfAirConditioning": {
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"label": "Building Under Construction"
},
"provisionOfFirefighting": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
"value": "Approx.",
"label": "Approx."
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"isSiteVisitAllowed": true,
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"estimatedAge": "0",
"ageOfBuilding": "0",
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"noOfPodium": "",
"noOfAmenityFloors": "",
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"noOfLifts": "1",
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1723031012018_Image.png",
    "routeLat": "19.017121",
    "routeLng": "73.315319",
    "stationName": "Neral Junction",
    "routeDistance": "2 km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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  "type": "Point"
},
"showLocation": {
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  "finallatLng": false
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  {
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    "name": "dticyo",
    "image": "cases/66976e9218bb612c6bc85cd5/
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  }
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  "fairMarketValue": {
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"showcasesRate": "0",
"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
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"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "1810000.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "1810000.00"
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"outward": {
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  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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},
"underConstruction": {
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"rccFootingFoundation": {
  "label": "RCC Footing/Foundation",
  "floorsCompleted": "Complete",
  "percentage": "5",
  "isHideFloor": false,
  "status": true
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"rccPlinth": {
  "label": "RCC Plinth",
  "floorsCompleted": "Complete",
  "percentage": "5",
  "isHideFloor": false,
  "status": true
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "9",
  "percentage": "40",
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  "status": true
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"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "2",
  "percentage": "1.56",
  "isHideFloor": false,
  "status": true
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": false,
"status": true
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
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"label": "Lift Installation",
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"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
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"isHideFloor": true,
"status": false
},
"externalDevelopmentFinalFinishing": {
"label": "External Development & Final Finishing",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,
"status": false
},
"workCompleted": {
"label": "Work Completed (%)",
"floorsCompleted": "",
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"status": true
}
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"guidelineDetails": {
"finalGuidelineValue": "1579659.00",
"selectedBuildUpValue": "398.20",
"selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
"frontPageImages": [
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"orientation": "landscape"
}
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"selfieWithSiteVisitImages": [
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  "path": "cases/66976e9218bb612c6bc85cd5/externallmg_1723030567860_externallmg_1722926355851_172292635007_image_0.jpeg",
  "orientation": "portrait"
},
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    "path": "cases/66976e9218bb612c6bc85cd5/externallmg_1723030567861_externallmg_1722926357011_172292635007_image_1.jpeg",
    "orientation": "portrait"
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    "_id": "66b35c28da840b1214c31002",
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    "path": "cases/66976e9218bb612c6bc85cd5/externallmg_1723030567877_externallmg_1722926363691_172292635007_image_8.jpeg",
    "orientation": "portrait"
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    "path": "cases/66976e9218bb612c6bc85cd5/externallmg_1723030567875_externallmg_1722926363336_172292635007_image_7.jpeg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "4755.00",
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"max": "5509.00"
},
"builtUpRateRange": {
  "min": "3963.00",
  "max": "4591.00"
},
"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
}
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
  },
  "superfineFinish": {
    "title": "Superfine finish",
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"quantity": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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"totalValues": {
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "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",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "362.00",
"empanelmentNo": [
  "SME/TCC/2021-22/85/13"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66976e9218bb612c6bc85cd5",
"ownerName": "Mr. Bhavesh Mahendrakumar Vora",
"ownerPhoneNo": "9004347780",
"appAddress": "Flat no. 302 & 303, Decent Apartment, Mamdapur, Neral, Karjat",
"remark": "NPA account ",
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"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "25/02/2022",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Decent Builders & Developers",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Bhavesh Mahendrakumar Vora",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "958/2022"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "452825",
    "path": "cases/66976e9218bb612c6bc85cd5/
document_1721465589580_BHAVESH_VORA_AGREEMENT.pdf",
    "fileName": "document_1721465589580_BHAVESH_VORA_AGREEMENT.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "26/04/2017",
      "nameOfApprovingAuthority": {
        "value": "Raigad_jilha_Parishad,_Alibag",
        "label": "Raigad jilha Parishad, Alibag"
      },
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  },
]
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    "No": "RJP/Group/NSVP/171/2017"
  },
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  "displayStatus": false,
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ncement_Certificates___NA_Order_for_plotted_development.pdf",
  "fileName": "document_1723034296844_1_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "26/04/2017",
    "nameOfApprovingAuthority": {
      "value": "Raigad_jilha_Parishad,_Alibag",
      "label": "Raigad jilha Parishad, Alibag"
    },
    "remark": "(Downloaded from RERA Website)",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "RJP/Group/NSVP/171/2017"
},
  "isHardCopy": false,
  "displayStatus": false,
  "id": "709364",
  "path": "cases/66976e9218bb612c6bc85cd5/
document_1723034425402_1_Copy_of_Layout_Approval_in_case_of_layout.pdf",
  "fileName":
"document_1723034425402_1_Copy_of_Layout_Approval_in_case_of_layout.pdf"
}
],
"caseNumber": "009967",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "229138",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jul 17 2024 12:41:14 GMT+0530 (India Standard Time)"
  }
]
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],
"owners": [
  {
    "name": "Mr. Bhavesh Mahendrakumar Vora",
    "phone": "9004347780",
    "ownershipShare": "",
    "email": "",
    "id": "503345"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "891341",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "362",
    "squareMeterArea": "33.63",
    "docFinalBuiltUp": "398.2",
    "docFinalBuiltUpSquareMeter": "36.993",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "362.00",
      "squareMeterArea": "33.63",
      "expectedRate": "4754.70",
      "percentage": ""
    },
  },
]
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"builtUpArea": {
  "area": "434.40",
  "squareMeterArea": "40.36",
  "expectedRate": "3962.25",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "66b306c44388d81213f30153",
"property": "Residential Flat",
"area": "362",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "1721200",
"expectedRate": "4754.70",
"builtUpExpectedRate": "3962.25",
"image": "cases/66976e9218bb612c6bc85cd5/
indicator_1723008555850_Image.png",
"squareMeter": "33.63",
"id": "111250"
},
{
  "carpetArea": {
    "area": "508.33",
    "squareMeterArea": "47.23",
    "expectedRate": "5508.23",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "610.00",
    "squareMeterArea": "56.67",
    "expectedRate": "4590.16",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
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    "expectedRate": "0.00",
    "percentage": ""
  },
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  "area": "610",
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  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "2800000",
  "expectedRate": "5508.23",
  "builtUpExpectedRate": "2800000",
  "image": "cases/66976e9218bb612c6bc85cd5/
indicator_1723008574102_Image.png",
  "squareMeter": "56.67",
  "id": "236485"
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{
  "carpetArea": {
    "area": "541.67",
    "squareMeterArea": "50.32",
    "expectedRate": "4984.58",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "650.00",
    "squareMeterArea": "60.39",
    "expectedRate": "4153.85",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Residential Flat",
  "area": "650",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
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"expectedRate": "4984.58",
"builtUpExpectedRate": "2700000",
"image": "cases/66976e9218bb612c6bc85cd5/
indicator_1723008595645_Image.png",
"squareMeter": "60.39",
"id": "457782"
}
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"externallImages": [
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"path": "cases/66976e9218bb612c6bc85cd5/
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"orientation": "portrait"
},
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"status": false,
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externallmg_1722926303321_1722926270707_image_1.jpeg",
"orientation": "portrait"
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07_image_2.jpeg",
"path": "cases/66976e9218bb612c6bc85cd5/externallmg_1723030567840_externall
mg_1722926303536_1722926270707_image_2.jpeg",
"orientation": "portrait"
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"status": false,
"_id": "66b35c28da840b1214c30ff9",
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66b35c28da840b1214c30ffa",
    "name": "externallmg_1723030567860_externallmg_1722926355851_172292635007_image_0.jpeg",
    "path": "cases/66976e9218bb612c6bc85cd5/externallmg_1723030567860_externallmg_1722926355851_172292635007_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66b35c28da840b1214c30ffb",
    "name": "externallmg_1723030567861_externallmg_1722926357011_172292635007_image_1.jpeg",
    "path": "cases/66976e9218bb612c6bc85cd5/externallmg_1723030567861_externallmg_1722926357011_172292635007_image_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externallmg_1723030567868_externallmg_1722926358166_172292635007_image_2.jpeg",
    "path": "cases/66976e9218bb612c6bc85cd5/externallmg_1723030567868_externallmg_1722926358166_172292635007_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66b35c28da840b1214c30ffd",
    "name": "externallmg_1723030567870_externallmg_1722926362031_172292635007_image_3.jpeg",
    "path": "cases/66976e9218bb612c6bc85cd5/externallmg_1723030567870_externallmg_1722926362031_172292635007_image_3.jpeg",
    "orientation": "portrait"
  },
}
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{
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  "status": false,
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  "path": "cases/66976e9218bb612c6bc85cd5/externallmg_1723030567871_externallmg_1722926362226_172292635007_image_4.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66b35c28da840b1214c30fff",
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  "path": "cases/66976e9218bb612c6bc85cd5/externallmg_1723030567873_externallmg_1722926362571_172292635007_image_5.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "66b35c28da840b1214c31000",
  "name": "externallmg_1723030567874_externallmg_1722926362941_172292635007_image_6.jpeg",
  "path": "cases/66976e9218bb612c6bc85cd5/externallmg_1723030567874_externallmg_1722926362941_172292635007_image_6.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "66b35c28da840b1214c31001",
  "name": "externallmg_1723030567875_externallmg_1722926363336_172292635007_image_7.jpeg",
  "path": "cases/66976e9218bb612c6bc85cd5/externallmg_1723030567875_externallmg_1722926363336_172292635007_image_7.jpeg",
  "orientation": "portrait"
},
{
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  "orientation": "portrait"
}
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