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Enforcement_Of_Security_Interest_Act,_2002"
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    },
    "firstName": "Harshad",
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    "lastName": "Algotar",
    "mobileNo": "",
    "workMobileNo": "9833554226",
    "email": "harshad.algotar@sbi.co.in"
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  "fees": {
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"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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  "branchCode": "000112",
  "type": "BRANCH",
  "name": "SARB Branch Wagle Industrial Estate",
  "email": "sarc.thane@sbi.co.in",
  "mobileNo": "02225806810/61/66",
  "alternateMobileNo": "",
  "address": "1st Floor, Kerom Building, Plot No. A-112, Road No. 22 Circle, Wagle
Industrial Estate, Thane (West), State - Maharashtra, Country - India.",
  "ledgerName": "State Bank of India SARB WAGLE ESTATE",
  "fax": null,
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    "role": "PICKUPPERSON",
    "firstName": "Sachin",
    "email": "sachin.joshi@vastukala.org",
    "lastName": "Joshi",
    "mobileNo": "9167204063",
    "shortName": "SJ",
    "workWithDocumentMaker": "",
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    "role": "SITEENGINEER",
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    "email": "sachinraundal9021@gmail.com",
    "lastName": "Raundal",
    "mobileNo": "9021337843",
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  "rateVerifier": {
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    "role": "FRONTDESK",
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    "email": "rushipingle2201@gmail.com",
    "lastName": "Pingle",
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    "mobileNo": "9765074720",
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          "label": "Wealth Tax"
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      "fatherName": "Baburao",
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    "label": true
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  "value": "",
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  "key": "projectName",
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  "label": true
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  "label": false
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  "label": false
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  "label": false
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  "value": "",
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "Internal Visit not allowed"
  },
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  "windows": {
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  "finishing": {
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  "populationGroupList": {
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  },
  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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  "east": "Survey No. 880"
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    "south": "Shop No. 58",
    "west": "Shop No. 3 & 4"
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  "asPerDocument": {
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    "east": "Marginal Space",
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    "west": "Shop No. 3 & 4"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
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  "privateCars": {
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  }
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"extraDetailOfProperty": "",
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16.07.1998 Nashik Municipal Corporation",
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  "empanelledOfApprovePlan": "No",
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  "compoundWall": ""
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  "buildings": [],
  "compositions": []
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and photographs of the property, hence our report is based on external site visit and
documents provided by the bank only. ",
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  "depreciationRatioOfBuilding": "",
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  "depreciatedCostOfConstruction": "8990",
  "depreciatedBuildingRate": "1490"
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  "rate": "60800",
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  "squareMeterGuideLineRate": "60800.00",
  "squareFeetGuideLineRate": "5649.00"
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"igrFinalRate": {
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  "depreciationPercentage": "83",
  "rate": "5093.00",
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  "squareFeetGuideLineRate": "5093.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Commercial use"
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  "propertyOccupiedByList": {
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"value": "Internal_visit_not_allowed",
"label": "Internal visit not allowed"
},
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"taxPaidHolderName": "Internal visit not allowed",
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"electricityServiceConnectionNo": "Internal visit not allowed",
"meterCardHolderName": "Internal visit not allowed",
"undividedAreaOfLandAsPerSaleDeed": "NA",
"floorSpaceIndex": "As per NMC Norms",
"tenantName": "",
"maintenanceOfFlat": "Internal visit not allowed"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "NA"
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"siteMeasurement": {
  "roof": {
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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"label": "Plain Looking"
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"dateOfConstruction": {
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  "fullDate": "1/1/2008"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Normal"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Average",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"label": "Yes"
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  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "43",
"ageOfBuilding": "17",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "2",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": ""
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"finalPlinthArea": {
  "area": "0.00"
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"routeMap": {
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routeMap_1736757960786_Image.png",
    "routeLat": "19.973240",
    "routeLng": "73.774904",
    "stationName": "Nashik Road",
    "routeDistance": "9.8 KM",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": false
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  "locationMapImg": [
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      "name": "ct67p7",
      "image": "cases/67791ff3af1c9077302cc48c/
routeMap_1736757831899_Image.png"
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  ],
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      "depreciationPercentage": "",
      "depreciatedCostOfConstruction": "",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5960370.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "5960370.00"
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"outward": {
  "status": true,
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  "number": "2310034",
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": ""
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}
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"percentage": "0.00",
"isHideFloor": false,
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"fullBuildingRcc": {
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
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"externalPlastering": {
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"flooringTilingKitchenPlatform": {
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  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "status": false
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  "isHideFloor": true,
  "status": false
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"guidelineDetails": {
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      "orientation": "portrait"
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    "orientation": "landscape"
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"compositionImages": []
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    "max": "11521.00"
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  "builtUpRateRange": {
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    "max": "9601.00"
  },
  "saleableRateRange": {
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    "max": "8000.00"
  }
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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",
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  "isEditable": true
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"title": "Extra collapsible gates / grill works etc",
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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": false
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"taskStatus": {
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  "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
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"type": "CASE",
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "663.00",
"empanelmentNo": [
  "SME/TCC/2021-22/85/13"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORDELIVERY",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "67791ff3af1c9077302cc48c",
"ownerName": "Shri. Vaibhav Vijay Patil",
"ownerPhoneNo": "0000000000",
"appAddress": "Shop No. 1 & 2, admeasuring total area 61.61 sq. mtr. (663 sq. ft.) on
Ground Floor, of Pragati Market, constructed on land bearing Survey No. 881/1A/1,
Near Kaka Ka Dhaba, Opp. Lekha Nagar, Nashik, owned by Mr. Vaibhav Vijay Patil. ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "10/01/2011",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Agrawal & Agrawal Company",
      "to": {
        "value": "buyer",
        "label": "buyer"
      },
      "buyer": "Shri. Vaibhav Vijay Patil",
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  }
]
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},
{
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
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    "from": {
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      "label": "Developers"
    },
    "Developers": "M/s. Agrawal & Agrawal Company",
    "to": {
      "value": "buyer",
      "label": "buyer"
    },
    "buyer": "Shri. Vaibhav Vijay Patil",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "540/2013"
},
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  "displayStatus": false,
  "id": "930831",
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  "fileName":
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{
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    "label": "Approved Building Plan"
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    "inputs": {
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        "label": "Nashik Municipal Corporation"
      },
    },
    "number": {
      "value": "No",
      "label": "No"
    },
  },
  "No": "549"
},
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"displayStatus": false,
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"fileName": "document_1736242664746_1736242662767_Nashik_Shop_Plan.pdf"
},
{
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    "label": "Occupancy Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Nashik_Municipal_Corporation",
      "label": "Nashik Municipal Corporation"
    },
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "Javak Number. / Nagarrachana / Nashik / A8 / 9947"
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/67791ff3af1c9077302cc48c/document_1736753541539_1735991289
461110800_attach_139552840901200090.pdf",
"fileName": "document_1736753541539_1735991289461110800_attach_13955284
0901200090.pdf"
}
],
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"caseNumber": "013494",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jan 04 2025 11:48:03 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Vaibhav Vijay Patil",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "791783"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "label": "Square Feet"
    },
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    "squareMeterArea": "61.59",
    "totalAreaDocument": "663",
    "docBultupPercentage": "",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "977315"
  }
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      "expectedRate": "10333.33",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "16.72",
      "expectedRate": "8611.11",
      "percentage": "20"
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    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
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    "saleablePercentage": "0",
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    "floor": "",
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    "expectedPrice": "1550000",
    "expectedRate": "10333.33",
    "builtUpExpectedRate": "8611.11",
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    "squareMeter": "13.94",
    "id": "619847"
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    "carpetArea": {
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      "squareMeterArea": "45.16",
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      "percentage": ""
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    "squareMeterArea": "65.03",
    "expectedRate": "8000.00",
    "percentage": "20"
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  "area": "700",
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  "rateType": "price_Indicator",
  "areaType": "Saleable",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "5600000",
  "expectedRate": "8000",
  "builtUpExpectedRate": "9600.05",
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  "squareMeter": "65.03",
  "id": "317297"
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externalImg_1736248984904_WhatsApp_Image_20250107_at_44743_PM.jpeg",
    "orientation": "landscape"
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    "orientation": "portrait"
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    "path": "cases/67791ff3af1c9077302cc48c/
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "path": "cases/67791ff3af1c9077302cc48c/
externallmg_1736248985156_WhatsApp_Image_20250107_at_44745_PM.jpeg",
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    "type": "EXTERNAL_IMAGES",
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Ka Dhaba, New/Current Survey No. 881/1A/1, Nashik Mumbai Highway, Opp Lekha
Nagar, Village - Nashik, Taluka - Nashilk, District - Nashilk, Nashilk, 422009, State -
Maharashtra, India",
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