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{
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    "label": "Direct",
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Enforcement Of Security Interest Act, 2002",
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Enforcement_Of_Security_Interest_Act,_2002"
  },
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    },
    "firstName": "Uttam",
    "type": "CREDITOFFICER",
    "_id": "64cb5e480faf29427aca80c8",
    "lastName": "Sanap",
    "mobileNo": "02225009143",
    "workMobileNo": "7028022330",
    "email": "racpc.ghatkopar@sbi.co.in"
  },
  "fees": {
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"discussWithPerson": "Uttam",
"expectedFees": null,
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"organization": {
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b7f7",
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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",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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    "email": "valtechnical2022@gmail.com",
    "lastName": "Sonawane",
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    "designation": "",
    "shortName": "NS",
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  "rateVerifier": {
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    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Shobha",
    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
    "shortName": "SH",
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  "lastName": "Kuperkar",
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    "valuersRegistrationNumber": [
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        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
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    ]
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  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
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  "mobileNo": "9422171100",
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      "dateTime": "2025-02-12",
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"schedule": []
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"marketAnalysisAndRemark": {
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    "label": false
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    "value": "Ulhasnagar - 2",
    "label": true
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    "label": false
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    "key": "buildingNo",
    "value": "",
    "label": true
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    "label": true
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  "label": true
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  "value": "",
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  "label": false
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  "label": true
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  "key": "postalCode",
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  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R. C. C. Slab"
  },
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"label": "External site visit only"
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"doors": {
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},
"finishing": {
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  "label": "External site visit only"
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    "label": "Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Ulhasnagar Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Khemani Road ",
    "south": "Kapleshwar Palace",
    "east": "S.E.S Khemani School"
  },
}
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"asPerDocumentAgreement": {
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  "west": "Details not available ",
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    "east": "Internal visit was not allowed",
    "south": "Internal visit was not allowed",
    "west": "Internal visit was not allowed"
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
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  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "At the time of site visit, internal visit of property was not allowed at site.",
"dateOfIssusApprovePlan": "Copy of Approved Building plans were not provided and not verified.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
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  "depreciationPercentage": "13.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "5689.5",
  "depreciatedBuildingRate": "1989.5"
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"igrRate": {
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  "rate": "55400",
  "landRate": "18500",
  "igrImage": "cases/6794bf73ce6c20e106484f5c/igr_1739429481838_Image.png",
  "squareMeterGuideLineRate": "55400.00",
  "squareFeetGuideLineRate": "5147.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "91",
  "rate": "4838.00",
  "squareFeetGuideLineRate": "4838.00",
  "squareMeterGuideLineRate": "52079.00"
},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available "
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"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per local norms ",
"tenantName": "",
"maintenanceOfFlat": "External visit done only "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2016",
    "fullDate": "1/1/2016"
  }
}
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"planningArea": {
  "value": "Residential",
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
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},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceOfTheBuilding": {
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"value": "Normal",
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"maintenanceIssues": {
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"value": "1",
"label": "Yes"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
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"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
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"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "Approx.",
"label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "51",
"ageOfBuilding": "9",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
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"measurementType": "Sq. Ft.",
"areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
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"routeMapDetail": {
  "routeMapImg": "cases/6794bf73ce6c20e106484f5c/
routeMap_1739522486660_Image.png",
  "routeLat": "19.233111",
  "routeLng": "73.169250",
  "stationName": "Vitthalwadi",
  "routeDistance": "2.2 Km. ",
  "routeStation": {
    "value": "Railway_Station",
    "label": "Railway Station"
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
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  {
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    "name": "22ohqkx",
    "image": "cases/6794bf73ce6c20e106484f5c/
routeMap_1739516255015_Image.png"
  }
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"valuation": {
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    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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"totalinteriorDecorationsRate": "0",
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"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
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"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "7021460.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
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    "status": true
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  "rccPlinth": {
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"status": false
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"externalBrickWork": {
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},
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},
"window": {
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"floorsCompleted": "",
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"flooringTilingKitchenPlatform": {
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  "status": false
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"internalPainting": {
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"externalPainting": {
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  "isHideFloor": false,
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"liftInstallation": {
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": false
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  "status": true
}
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      "orientation": "portrait"
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"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "5545.00",
    "max": "8916.00"
  },
  "builtUpRateRange": {
    "min": "4621.00",
    "max": "7430.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,

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  "status": true,
  "isEditable": true
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
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"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": "1234.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Elfazuddin Sadruddin Mondol & Mrs. Aziza Elfazuddin Mondol ",
"ownerPhoneNo": "9890494970",
"appAddress": "Flat no. 301, 3rd Floor, Horizon Building, Near Kalani Banglow,
Khemani Chowk, Ulhasnagar ",
"remark": "NPA Account ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "20/04/2016",
      "from": {
        "value": "Vendor",
        "label": "Vendor"
      }
    },
    "Vendor": "M/s. Divine Builders & Developers ",
  }
]
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"to": {
  "value": "Purchasers",
  "label": "Purchasers"
},
"Purchasers": "Mr. Elfazuddin Sadruddin Mondol & Mrs. Aziza Elfazuddin Mondol ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "837 / 2016"
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"fileName": "document_1738929566731_ELFAZUDDIN_MONDAL.pdf"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Ulhasnagar_Municipal_Corporation",
      "label": "Ulhasnagar Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "U.M.P / NRV / B.P / 242 / 10 / 721"
  },
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  "displayStatus": false,
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  "path": "cases/6794bf73ce6c20e106484f5c/
document_1739514263279_450235.pdf",
  "id": "734107",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Feb 14 2025 06:24:23 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "013934",
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "191786",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jan 25 2025 10:39:47 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Elfazuddin Sadruddin Mondol & Mrs. Aziza Elfazuddin Mondol ",
    "phone": "9890494970",
    "ownershipShare": "",
    "email": "",
    "id": "351168"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "897533",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "1234",
    "squareMeterArea": "114.64",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBultupPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
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"images": [],
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      "percentage": ""
    },
    "builtUpArea": {
      "area": "1475.00",
      "squareMeterArea": "137.03",
      "expectedRate": "5084.75",
      "percentage": "20"
    },
    "saleableArea": {
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      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
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    "area": "1475",
    "builtUpPercentage": "20",
    "saleablePercentage": "0",
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    "floor": "1",
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    "expectedPrice": "7500000",
    "expectedRate": "6101.68",
    "builtUpExpectedRate": "7500000",
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indicator_1739428978746_Image.png",
    "squareMeter": "137.03",
    "id": "129080"
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  {
    "carpetArea": {
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      "squareMeterArea": "68.19",
      "expectedRate": "8915.53",
      "percentage": ""
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"area": "880.80",
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"expectedRate": "7429.61",
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  "expectedRate": "0.00",
  "percentage": ""
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"areaType": "Carpet",
"floor": "Middle",
"source": "https://www.99acres.com/",
"expectedPrice": "6544000",
"expectedRate": "8915.53",
"builtUpExpectedRate": "7429.61",
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indicator_1739429030516_Image.png",
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"id": "684853"
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    "expectedRate": "6809.34",
    "percentage": ""
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  "builtUpArea": {
    "area": "1233.60",
    "squareMeterArea": "114.61",
    "expectedRate": "5674.45",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
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    "percentage": ""
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "5",
  "source": "Index_no.2",
  "expectedPrice": "7000000",
  "expectedRate": "6809.34",
  "builtUpExpectedRate": "5674.45",
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  "squareMeter": "95.50",
  "id": "555535"
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    "expectedRate": "6609.64",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "71.68",
    "expectedRate": "5508.04",
    "percentage": "20"
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"id": "660241"
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  "builtUpArea": {
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  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "7",
  "source": "Index_no.2",
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  "expectedRate": "5544.83",
  "builtUpExpectedRate": "8040000",
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    "id": "114438"
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    "orientation": "portrait"
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externalimg_r_1739353852833_1739353846316_image_3.jpg",
    "orientation": "portrait"
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    "orientation": "landscape"
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"orientation": "portrait"
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externallmg_r_1739353854870_1739353846316_image_5.jpg",
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  "orientation": "portrait"
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  "path": "cases/6794bf73ce6c20e106484f5c/
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  "orientation": "portrait"
},
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  "status": false,
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  "name": "externallmg_r_1739353860787_1739353846316_image_9.jpg",
  "path": "cases/6794bf73ce6c20e106484f5c/
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  "orientation": "portrait"
}
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