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    "RVDSValues": true,
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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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    "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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"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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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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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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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
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    "email": "barkathodekar68@gmail.com",
    "lastName": "Hodekar",
    "mobileNo": "8879011615",
    "designation": "Site Engg",
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    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Shobha",
    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
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"type": "EMPLOYEE",
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        "label": "Wealth Tax"
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  "PANNo": "AEAPC7114Q",
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  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
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  "mobileNo": "9422171100",
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    "label": false
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    "value": "Kanjur",
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "A",
  "label": true
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  "value": "",
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "key": "selectNo",
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  "key": "mouza",
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  "key": "SRO",
  "value": "",
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  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "External site visit only"
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  "finishing": {
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    "label": "Urban"
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  "value": "MCGM",
  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Internal Road",
  "west": "Internal Road",
  "south": "B Wing & Ashok Nagar Road",
  "east": "Building"
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"asPerDocumentAgreement": {
  "north": "By Existing 9.15 MT. Wide Road",
  "west": "By Existing 9.15 MT. Wide Road",
  "south": "By CTS No. 755 & 756",
  "east": "By CTS No. 739"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "External site visit only",
    "south": "External site visit only",
    "west": "External site visit only"
  },
  "asPerDocument": {
    "north": "Flat No. 402 & Marginal Space",
    "east": "Marginal Space",
    "south": "Staircase",
    "west": "Lift & Flat No. 402"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
  }
}
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    "privateCars": {
      "title": "Private Cars"
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  },
  "extraDetailOfProperty": "As per Approved Building Plan, the composition of residential flat is Living Room + Kitchen + Toilet + Passage (i.e 1RK).",
  "dateOfIssusApprovePlan": "Approved Building Plan No. CE/990/BPES/AS/337/3/ Amend dated 02.04.2024 issued by Municipal corporation of Greater Mumbai (MCGM).",
  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential",
  "rate": "161790",
  "landRate": "70480",
  "igrImage": "cases/6794c0485e0680e107366453/igr_1740126012514_Image.png",
  "squareMeterGuideLineRate": "161790.00",
  "squareFeetGuideLineRate": "15031.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "161790.00",
  "squareFeetGuideLineRate": "15031.00"
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "External Site Visit Only"
  },
  "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 MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
},
"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "partitions": {
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    "label": "Proposed 6" Thk. Brick Masonry"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
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"value": "Proposed,_Yes",
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"carParking": "Proposed Open Compound Parking Space",
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  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Proposed_Plain_Looking",
  "label": "Proposed Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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  "label": "Information Not Available"
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"buildingSpecification": {
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"structuralSafety": {
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  "label": "Building Under Construction"
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"protAgainstNatDis": {
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  "label": "Information not available"
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  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "1",
  "label": "Yes"
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  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenancelssues": {
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  "label": "Building Under Construction"
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  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"groundStilt": {
  "value": "Proposed_Ground",
  "label": "Proposed Ground"
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"yearOfConstructionAsPer": {
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  "label": "As per RERA Certificate"
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"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "291.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1740130692634_Image.png",
    "routeLat": "19.137298",
    "routeLng": "72.935799",
    "stationName": "Bhandup",
    "routeDistance": "900 m ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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  "type": "Point"
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  "finallatLng": false
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  "interiorDecorationsRate": "0",
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  "extraCollapsibleGatesQty": "0",
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"outward": {
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    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "fullBuildingRcc": {
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    "floorsCompleted": "9",
    "percentage": "40",
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    "status": true
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    "status": true
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  "floorsCompleted": "9",
  "percentage": "2.50",
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},
"window": {
  "label": "Window",
  "floorsCompleted": "9",
  "percentage": "2.50",
  "isHideFloor": false,
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  "floorsCompleted": "",
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  "status": true
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"externalPainting": {
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  "floorsCompleted": "",
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  "floorsCompleted": "",
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  "status": true
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  "floorsCompleted": "",
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  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "291.50",
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"reportImages": {
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    "orientation": "portrait"
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externallmg_1738230827070_1738230817310_image_1.jpeg",
    "orientation": "portrait"
  },
  {
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    "orientation": "portrait"
  },
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    "path": "cases/6794c0485e0680e107366453/
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    "orientation": "portrait"
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"compositionImages": []
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"max": "22500.00"
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"builtUpRateRange": {
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  "max": "18750.00"
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    "estimatedValue": "0.00",
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "isEditable": false
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  "lessValueDetails": []
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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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"createCase": "false",
"type": "CASE",
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  "label": "Lead",
  "value": "LEAD"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "265.00",
"empanelmentNo": [
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"isAdvanceInvoice": false,
"status": true,
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"ownerName": "Mrs. Poonam Umesh Nishad",
"ownerPhoneNo": "9833818663",
"appAddress": "Flat no. 403, 4th Floor, Wing - A, Bhavani Plaza, Datar Colony,
Bhandup East",
"remark": "NPA Account ",
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Bhavani Construction Co., a Proprietorship by the hand of Sole
Proprietor Shri. Mr. Vilas Rambhau Chaudhari",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Poonam Umesh Nishad ",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": " 19906/2022"
    },
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    "fileName": "document_1739793451356_POONAM_NISHAD_403.pdf"
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  {
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      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "07/05/2024",
      "nameOfApprovingAuthority": {
        "value": "Municipal_Corporation_of_Greater_Mumbai",
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    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " CE/990/BPES/AS/FCC/2/Amend"
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ncement_Certificates___NA_Order_for_plotted_development.pdf",
"fileName": "document_1740132466175_5_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
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    "label": "RERA Certificate"
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  "inputs": {
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    "number": {
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      "label": "No"
    }
  },
  "No": " P51800011262"
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"fileName": "document_1740132528047_P51800011262.pdf"
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  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    }
  }
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      "label": "No"
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  "fileName": "document_1740132614137_Plan.pdf"
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"caseNumber": "013936",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Jan 25 2025 10:43:20 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Poonam Umesh Nishad",
    "phone": "9833818663",
    "ownershipShare": "",
    "email": "",
    "id": "964515"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
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    "label": "Square Feet"
  },
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  "totalAreaDocument": "265",
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  "docFinalBuiltUp": "291.5",
  "docFinalBuiltUpSquareMeter": "27.082",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
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"images": [],
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      "expectedRate": "21804.51",
      "percentage": ""
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    "builtUpArea": {
      "area": "478.80",
      "squareMeterArea": "44.48",
      "expectedRate": "18170.43",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "area": "399",
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    "saleablePercentage": "0",
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    "floor": "1",
    "source": "https://www.99acres.com/",
    "expectedPrice": "8700000",
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"expectedRate": "21804.51",
"builtUpExpectedRate": "18170.43",
"image": "cases/6794c0485e0680e107366453/
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{
"carpetArea": {
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"squareMeterArea": "33.45",
"expectedRate": "18750.00",
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"saleableArea": {
"area": "",
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"expectedRate": "0.00",
"percentage": ""
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"printlnReport": true,
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"area": "300",
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"areaType": "Carpet",
"floor": "-",
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"expectedPrice": "6750000",
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{
"carpetArea": {
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    "percentage": ""
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  "builtUpArea": {
    "area": "358.60",
    "squareMeterArea": "33.32",
    "expectedRate": "18404.91",
    "percentage": "10"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "property": "Bhavani Plaza, Bhandup East",
  "area": "326",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "7",
  "source": "Index_no.2",
  "expectedPrice": "6600000",
  "expectedRate": "20245.40",
  "builtUpExpectedRate": "18404.91",
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  "id": "999601"
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externallmg_1738230824769_1738230817310_image_0.jpeg",
  "orientation": "portrait"
},
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  "status": false,
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externallmg_1738230827070_1738230817310_image_1.jpeg",
  "orientation": "portrait"
},
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  "status": false,
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externallmg_1738230832122_1738230817310_image_2.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "path": "cases/6794c0485e0680e107366453/
externallmg_1738230833752_1738230817310_image_3.jpeg",
  "orientation": "portrait"
},
{
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  "status": false,
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externallmg_1738230763356_1738230722408_image_0.jpeg",
  "orientation": "portrait"
},
{
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],
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    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
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    "size": "145595",
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    "path": "cases/6794c0485e0680e107366453/processingDocuments/174012610389
3_document_1739793451356_POONAM_NISHAD_403.pdf",
    "size": "11350997",
    "createdAt": "Fri Feb 21 2025 08:21:48 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
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Ward No. S, Taluka - Kurla, District - Mumbai Suburban, Bhandup (East), Mumbai, PIN
- 400 042, State - Maharashtra, India",
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