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    "email": "0_default_",
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Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "status": true
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  "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,
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  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "key": "street1",
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  "value": "B",
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  "value": "",
  "label": true
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  "label": false
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  "key": "suburb",
  "value": "Ghatkopar (East), Mumbai",
  "label": false
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    "label": "R. C. C. Slab"
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  "flooring": {
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  "windows": {
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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    "south": "Sanmati Building",
    "east": "Om Kanta CHSL"
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  "asPerDocumentAgreement": {
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    "east": ""
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EE / (B.P.) / GM / MHADA - 01 / 113 / 2023 issued by Building Permission Cell, Greater
Mumbai / MHADA",
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"empanelledOfApprovePlan": "N.A."
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
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  "rate": "154370",
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  "squareMeterGuideLineRate": "169807.00",
  "squareFeetGuideLineRate": "15776.00"
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    "value": "Medium",
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"label": "Medium"
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  "value": "Residential_Purpose",
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  "label": "Vacant"
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"monthlyRent": "52000",
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"taxAmount": "Details not available",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MHADA / MCGM norms",
"tenantName": "",
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},
"marketability": {
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    "value": "Good",
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Yes"
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"carParking": "Stilt + Open Car Parking",
"constructionWorkStatus": {
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
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"planningArea": {
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  "label": "R.C.C. Framed"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"walls": {
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"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
  "value": "Good",
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"maintenancelssues": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
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  "label": "As per occupancy certificate"
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"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeLat": "19.087531",
    "routeLng": "72.912933",
    "stationName": "Ghatkopar",
    "routeDistance": "600 Mt."
  },
  "finalLatLng": {
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    "type": "Point"
  },
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    "finallatLng": true
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      "name": "bo7qor",
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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"underConstruction": {
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    "label": "RCC Footing/Foundation",
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"percentage": "0.00",
"isHideFloor": false,
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"rccPlinth": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"fullBuildingRcc": {
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  "isHideFloor": false,
  "status": false
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},
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  "isHideFloor": false,
  "status": false
},
}
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  "label": "Window",
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "status": false
},
"externalPainting": {
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "percentage": "0.00",
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "16503274.00",
  "selectedBuildUpValue": "1046.10",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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externalImg_1700332823664_WhatsApp_Image_20231119_at_120059_AM_1.jpeg",
      "orientation": "portrait"
    }
  ],
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    {
      "status": false,
      "_id": "655906d75586e008158c53af",
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    "name":
"externallmg_1700333265352_WhatsApp_Image_20231119_at_120109_AM_1.jpeg",
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externallmg_1700333265352_WhatsApp_Image_20231119_at_120109_AM_1.jpeg",
    "orientation": "portrait"
  }
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"externalPhotos": [
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    "_id": "6559052c5586e008158c5318",
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    "path": "cases/655719635586e00815897c3e/
externallmg_1700332834518_WhatsApp_Image_20231119_at_120102_AM.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "path": "cases/655719635586e00815897c3e/
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    "orientation": "portrait"
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    "status": false,
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"externallmg_1700332828308_WhatsApp_Image_20231119_at_120100_AM.jpeg",
    "path": "cases/655719635586e00815897c3e/
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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    "name": "Living Room",
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externallmg_1700333259302_WhatsApp_Image_20231119_at_120107_AM.jpeg",
    "orientation": "portrait"
  }
]
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},
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  "status": false,
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  "name": "Living Room",
  "path": "cases/655719635586e00815897c3e/
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  "orientation": "portrait"
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  "name": "Living Room",
  "path": "cases/655719635586e00815897c3e/
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  "orientation": "portrait"
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externallmg_1700333071239_WhatsApp_Image_20231119_at_120116_AM.jpeg",
  "orientation": "portrait"
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  "orientation": "portrait"
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  "name": "Living Room",
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    "name": "Living Room",
    "path": "cases/655719635586e00815897c3e/
externallmg_1700333069555_WhatsApp_Image_20231119_at_120112_AM.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "name": "Living Room",
    "path": "cases/655719635586e00815897c3e/
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    "orientation": "portrait"
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  {
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    "_id": "655906125586e008158c5359",
    "name": "Living Room",
    "path": "cases/655719635586e00815897c3e/
externallmg_1700333068213_WhatsApp_Image_20231119_at_120110_AM_1.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "655906125586e008158c5368",
    "name": "Living Room",
    "path": "cases/655719635586e00815897c3e/
externallmg_1700333072379_WhatsApp_Image_20231119_at_120118_AM.jpeg",
    "orientation": "portrait"
  }
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"indicatorRange": {
  "carpetRateRange": {
    "min": "26515",
    "max": "28205"
  },
  "builtUpRateRange": {
    "min": "24105",
    "max": "25642"
  }
}
},
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "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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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "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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"potentialValue": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
  "SITE_INSPECTION": false,
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"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": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "951.00",
"empanelmentNo": [
  "SME/TCC/2021-22/86/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentId": [],
"_id": "655719635586e00815897c3e",
"audioRemarks": [],
"ownerName": "Mrs. Bittu Sanjay Sharma, Mr. Hardik Sanjay Sharma & Mr. Rohnit Sanjay Sharma",
"ownerPhoneNo": "9819030208",
"appAddress": "Flat no. 1302, 13th Floor, Wing - B, Geetanjali, Pant Nagar, GHatkopar East ",
"remark": "Case Ref - Mithun Sir HLST 98335 02299\nadd content ",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "23/10/2023",
      "remark": "(8 Pages from Document)",
      "from": {
        "value": "Developers",
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    "label": "Developers"
  },
  "Developers": "Mavani Creation LLP",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mrs. Bittu Sanjay Sharma, Mr. Hardik Sanjay Sharma & Mr. Rohnit Sanjay Sharma",
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "22682/2023"
},
"isHardCopy": false,
"displayStatus": true,
"id": "155599",
"path": "cases/655719635586e00815897c3e/
document_1700206863778_1700206922368_Racpc_GHatkopar_Bittu_Sharma.pdf",
"fileName":
"document_1700206863778_1700206922368_Racpc_GHatkopar_Bittu_Sharma.pdf"
},
{
  "documentType": {
    "value": "60ae12a0aa6d152c1801b483",
    "label": "site Details"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1700450087137_Geetanjali.pdf",
  "path": "cases/655719635586e00815897c3e/
document_1700450087137_Geetanjali.pdf",
  "id": "907217",
  "uploadedBy": "6006d4ce5080a310ac1fd2",
  "createdAt": "Mon Nov 20 2023 08:44:52 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "30/01/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
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    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "P51800018972"
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"isHardCopy": false,
"displayStatus": true,
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"path": "cases/655719635586e00815897c3e/document_1700540355787_document
_1700206863778_1700206922368_Racpc_GHatkopar_Bittu_Sharma.pdf",
"id": "337119",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Tue Nov 21 2023 09:49:20 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "04/10/2019",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "MH / EE / (B.P.) / GM / MHADA - 01 / 113 / 2019"
},
"isHardCopy": false,
"displayStatus": true,
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68_Racpc_GHatkopar_Bittu_Sharma.pdf",
"path": "cases/655719635586e00815897c3e/document_1700540420041_document
_1700206863778_1700206922368_Racpc_GHatkopar_Bittu_Sharma.pdf",
"id": "125311",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Tue Nov 21 2023 09:50:24 GMT+0530 (India Standard Time)"
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"documentType": {
  "value": "60ae1258aa6d152c1801b337",
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"inputs": {
  "documentDate": "29/08/2023",
  "nameOfApprovingAuthority": {
    "value": "Maharashtra_Housing_And_Area_Development_Authority",
    "label": "Maharashtra Housing And Area Development Authority"
  },
  "number": {
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "MH / EE / (B.P.) / GM / MHADA - 01 / 113 / 2023 "
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1700540480210_document_1700206863778_17002069223
68_Racpc_GHatkopar_Bittu_Sharma.pdf",
"path": "cases/655719635586e00815897c3e/document_1700540480210_document
_1700206863778_1700206922368_Racpc_GHatkopar_Bittu_Sharma.pdf",
"id": "939708",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Tue Nov 21 2023 09:51:25 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "005067",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "994799",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 17 2023 13:12:27 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Bittu Sanjay Sharma, Mr. Hardik Sanjay Sharma & Mr. Rohnit Sanjay
Sharma",
    "phone": "9819030208",
    "ownershipShare": "",
    "email": "",
    "id": "636599"
  }
]
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],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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      "label": "Square Feet"
    },
    "id": "294807",
    "name": "Living Room",
    "length": "14.33",
    "length1": "14",
    "length2": "4",
    "width": "19.75",
    "width1": "19",
    "width2": "9",
    "totalArea": "283.08",
    "images": [],
    "extraAreas": [],
    "finalArea": "283.08"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Bedroom",
    "length": "12.50",
    "length1": "12",
    "length2": "6",
    "width": "11.42",
    "width1": "11",
    "width2": "5",
    "totalArea": "142.71",
    "images": [],
    "extraAreas": [],
    "finalArea": "142.71"
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  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "2",
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"name": "Toilet",
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"length1": "7",
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"width": "3.75",
"width1": "3",
"width2": "9",
"totalArea": "27.81",
"images": [],
"extraAreas": [],
"finalArea": "27.81"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Passage",
  "length": "",
  "length1": "2",
  "length2": "10",
  "width": "",
  "width1": "4",
  "width2": "8",
  "totalArea": "13.22",
  "images": [],
  "finalArea": "13.22",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "3.17",
  "length1": "3",
  "length2": "2",
  "width": "8.58",
  "width1": "8",
  "width2": "7",
  "totalArea": "27.18",
  "images": [],
  "extraAreas": [],
```



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"finalArea": "27.18"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "13.33",
  "length1": "13",
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  "width1": "10",
  "width2": "00",
  "totalArea": "133.33",
  "images": [],
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  "extraAreas": []
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "34.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.92"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "7",
  "name": "Kitchen",
  "length": "10.08",
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"length1": "10",
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"width2": "11",
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"images": [],
"extraAreas": [],
"finalArea": "79.83"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "8",
  "name": "Passage",
  "length": "6.50",
  "length1": "6",
  "length2": "6",
  "width": "5.25",
  "width1": "5",
  "width2": "3",
  "totalArea": "34.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.12"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "6.50",
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Ghatkopar No. III, Pantnagar, Pantnagar MHADA Layout, Village - Ghatkopar - Kirool,
Municipality Ward No. N Ward, Ghatkopar (East), Mumbai, Taluka - Kurla, District -
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"buildingServicesRate": "3000.00",
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"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 951.00",
"flatRate": "26000.00",
```

```
"landOtherRate": "23000",
"finalSaleablePercentage": "0",
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 3 Toilet + 3 Passage",
"carpetTotal": "898.08",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"extendOfSiteRemark": "All the above areas are within +/- 10% of the Agreement for
Sale Area. The above calculations and detail measurements taken by us prove that the
Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the
Agreement for Sale area.",
"finalBuiltupArea": "987.89",
"finalCarpetArea": "898.08",
"finalSalableArea": "1086.68",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
},
"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"reportGeneratedDate": "Mon Nov 27 2023 17:58:47 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2023-11-27"
}
```

Name	Length	Width	Total
Composition :			
Living Room	14'4"	19'9"	283.08
Bedroom	12'6"	11'5"	142.71
Toilet	7'5"	3'9"	27.81
Passage	2'10"	4'8"	13.22
Passage	3'2"	8'7"	27.18
Bedroom	13'4"	10'00"	133.33
Toilet	3'11"	8'11"	34.92
Kitchen	10'1"	7'11"	79.83
Passage	6'6"	5'3"	34.12
Toilet	6'6"	3'9"	24.37
Bedroom	9'10"	9'11"	97.51
Other Composition :			