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{
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    "mobileNo": "",
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    "email": "sharmila.mahto@sbi.co.in"
  },
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"_id": "6418456a96b58848585f8cb2",
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400 601",
"city": "Thane",
"shortName": "VCIPL/Thane"
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  "status": true
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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\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "email": "thoratsahadu8679@gmail.com",
  "lastName": "Thorat",
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  "workWithDocumentMaker": ""
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  "firstName": "Deepak ",
  "email": "daksh7831@gmail.com",
  "lastName": "Jain ",
  "mobileNo": "9022815908",
  "designation": "",
  "shortName": "DJ",
  "workWithDocumentMaker": ""
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"rateVerifier": {
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  "role": "MAKER+CHECKER",
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  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "A",
  "label": true
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  "value": "",
  "label": false
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    "label": "Proposed RCC SLab"
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  "doors": {
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    "label": "Teak Wood / Glass Door"
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  "windows": {
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    "label": "Wooden frame openable widow with M. S. Grill"
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    "label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring"
  }
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Mumbai Housing & Area Development Board (MHADA)"
  },
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    "label": "No"
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  "asPerActualAgreement": {
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    "east": "kumud Nagar "
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  "asPerDocumentAgreement": {
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    "west": "Prabodhan Kridabhavan, Siddharth Nagar",
    "south": "Rahul Co-Operative Society, Siddharth Nagar",
    "east": "Bank Of Baroda, Staff Quarters, Kumud Nagar"
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      "south": "Details not available",
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  "south": "Details not available",
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},
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1136 / 2022 Dated 27.06.2022 issued by Maharashtra Housing And Area Development
Authority.",
"approvePlanVerified": "",
"empanelledOfApprovePlan": ""
},
"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "146780",
  "landRate": "73540",
  "igrImage": "cases/655739455586e0081589bd56/igr_1700553889301_Image.png",
  "squareMeterGuideLineRate": "146780.00",
  "squareFeetGuideLineRate": "13636.00"
},
"igrFinalRate": {
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  "squareMeterGuideLineRate": "146780.00",
  "squareFeetGuideLineRate": "13636.00"
},
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  "propertyTypeOfUseList": {
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"label": "Residential Purpose"
},
"propertyOccupiedByList": {
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"taxAmount": "Details not available",
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"meterCardHolderName": "Details not available",
"undividedAreaOfLandAsPerSaleDeed": "Details not available",
"floorSpaceIndex": "As per MHADA norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed RCC SLab"
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  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
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  "carParking": "Open Parking",
  "constructionWorkStatus": {
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"asthetikLook": {
  "value": "Plain_Looking",
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  "year": "2025",
  "fullDate": "1/1/2025"
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"planningArea": {
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},
"typeOfStructure": {
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"typeOfFoundation": {
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  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
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"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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"structuralSafety": {
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  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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  "label": "Proposed, Yes"
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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceIssues": {
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  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
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"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "2",
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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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      "label": "Railway Station"
    },
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routeMap_1700554130638_Image.png",
    "routeLat": "19.156723",
    "routeLng": "72.844498",
    "stationName": "Goregaon",
    "routeDistance": "1.9KM"
  },
  "finalLatLng": {
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    "type": "Point"
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    "finallatLng": true
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    }
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"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
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"othersRate": "0",
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"finalValue": "9829400.00"
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"outward": {
  "status": true,
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  "date": "Tue Nov 21 2023 14:38:20 GMT+0530 (India Standard Time)",
  "number": "2303573",
  "dayCount": "16",
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},
"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
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"isHideFloor": false,
"status": true
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"rccPlinth": {
  "label": "RCC Plinth",
  "floorsCompleted": "Complete",
  "percentage": "5",
  "isHideFloor": false,
  "status": true
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "6",
  "percentage": "10",
  "isHideFloor": false,
  "status": true
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
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"label": "Door",
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"percentage": "0.00",
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},
"window": {
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"flooringTilingKitchenPlatform": {
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"floorsCompleted": "",
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},
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"label": "External Painting",
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"floorsCompleted": "",
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"status": false
},
"liftInstallation": {
"label": "Lift Installation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"status": true
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"passageStaircaseLobbyDevelopment": {
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
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  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "454.30",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "status": false,
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      "name": "externallmg_1700308446559_IMG20231118WA0099.jpg",
      "path": "cases/655739455586e0081589bd56/externallmg_1700308446559_IMG20231118WA0099.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "status": false,
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    "path": "cases/655739455586e0081589bd56/
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    "orientation": "portrait"
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externallmg_1700308446537_IMG20231118WA0090.jpg",
    "orientation": "portrait"
  },
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    "status": false,
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    "path": "cases/655739455586e0081589bd56/
externallmg_1700308446559_IMG20231118WA0099.jpg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
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  "carpetRateRange": {
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    "max": "0.00"
  },
  "builtUpRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  }
},
"wardrobes": {
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  "isEditable": true
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  "isEditable": true
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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  "isEditable": true
},
"potentialValue": {
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  "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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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"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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"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentId": [],
"audioRemarks": [],
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"ownerName": "Mr. Aniruddha Anil Narkar & Mr. Anil Shantaram Narkar",
"ownerPhoneNo": "9969817208",
"fullAddress": "Residential Flat No. 203, 2nd Floor, Wing - A, Navrang Crystal , New
Siddharth Nagar Pancham Co-Op. Hsg. Soc. Ltd., Opp. Prabhodhan Thackrey
Complex, Siddharth Nagar, S. V. Road, Village - Pahadi Goregaon, Taluka - Borivali,
District - Mumbai, Goregaon (West), PIN Code - 400 104 , State - Maharashtra, India",
"remark": "",
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  {
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      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
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        "label": "Developers"
      },
      "Developers": "Oxford Planet Realty LLP.",
      "to": {
        "value": "The_Allottees",
        "label": "The Allottees"
      },
      "The_Allottees": "Mr. Aniruddha Anil Narkar & Mr. Anil Shantaram Narkar",
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  }
]
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    },
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  },
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document_1700215069793_A203__ANIRUDDHA_ANIL_NARKAR_0001.pdf",
  "id": "310976",
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  "createdAt": "Fri Nov 17 2023 15:28:29 GMT+0530 (India Standard Time)"
},
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    "label": "RERA Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800048561"
},
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/655739455586e0081589bd56/
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  "id": "657480",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Tue Nov 21 2023 12:30:26 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
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  "label": "Maharashtra Housing And Area Development Authority"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": "MH / EE / (BP) / GM / MHADA - 51 / 1136 / 2023 / FCC / 1 /Amend"
},
"isHardCopy": false,
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"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Tue Nov 21 2023 12:34:14 GMT+0530 (India Standard Time)"
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    "label": "Approved Building Plan"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "MHADA - 53 / 1136 / 2022 "
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],
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    "datetime": "Fri Nov 17 2023 15:28:29 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Aniruddha Anil Narkar & Mr. Anil Shantaram Narkar",
    "phone": "9969817208",
    "ownershipShare": "",
    "email": "",
    "id": "651386"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "471265",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "413",
    "squareMeterArea": "38.37",
    "docFinalBuiltUp": "454.3",
    "docFinalBuiltUpSquareMeter": "42.206999999999994",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
]
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    "expectedRate": "25187.03",
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    "areaType": "Carpet",
    "floor": "19",
    "source": "magic_bricks",
    "expectedPrice": "9500000.00",
    "expectedRate": "23002.42",
    "builtUpExpectedRate": "20911.29",
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indicator_1700552953988_Image.png"
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  {
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    "property": "Flat",
    "area": "413",
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"floor": "",
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"expectedRate": "25665.86",
"builtUpExpectedRate": "23332.60",
"image": "cases/655739455586e0081589bd56/
indicator_1700553362502_Image.png"
},
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  "property": "Flat",
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  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "20",
  "source": "Index_no.2",
  "expectedPrice": "9726152",
  "expectedRate": "22514.24",
  "builtUpExpectedRate": "20467.49",
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externalimg_1700308446522_IMG20231118WA0087.jpg",
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"orientation": "portrait"
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externallmg_1700308446533_IMG20231118WA0089.jpg",
  "orientation": "portrait"
},
{
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externallmg_1700308446537_IMG20231118WA0090.jpg",
  "orientation": "portrait"
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externallmg_1700308446540_IMG20231118WA0091.jpg",
  "orientation": "portrait"
},
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  "path": "cases/655739455586e0081589bd56/
externallmg_1700308446544_IMG20231118WA0093.jpg",
  "orientation": "portrait"
},
{
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  "status": false,
  "_id": "6558a5de5586e008158c2b2a",
  "name": "externallmg_1700308446549_IMG20231118WA0094.jpg",
  "path": "cases/655739455586e0081589bd56/
externallmg_1700308446549_IMG20231118WA0094.jpg",
  "orientation": "portrait"
}
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    },
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externalImg_1700308446553_IMG20231118WA0097.jpg",
      "orientation": "portrait"
    },
    {
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externalImg_1700308446556_IMG20231118WA0098.jpg",
      "orientation": "portrait"
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    {
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      "status": false,
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      "orientation": "portrait"
    },
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      "status": false,
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      "orientation": "portrait"
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      "filename": "1700461874737_Calculation_2_narkar.xlsx",
      "path": "cases/655739455586e0081589bd56/
processingDocuments/1700461874737_Calculation_2_narkar.xlsx",
      "size": "16048",
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"createdAt": "Mon Nov 20 2023 12:01:16 GMT+0530 (India Standard Time)",
"uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
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  "path": "cases/655739455586e0081589bd56/
processingDocuments/1700461874739_igr1.pdf",
  "size": "508936",
  "createdAt": "Mon Nov 20 2023 12:01:16 GMT+0530 (India Standard Time)",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
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  "createdAt": "Mon Nov 20 2023 12:01:16 GMT+0530 (India Standard Time)",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
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Other
Composition :
