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    "lastName": "BHOSALE",
    "mobileNo": "9004074579",
    "email": "sunil.bhosale@sbi.co.in",
    "workMobileNo": "9004074579"
  },
  "fees": {
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  "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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  "initial": "SBI",
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  "branchCode": "4205 ",
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  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
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  "shortName": "SJ",
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  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
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  "label": false
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    "label": "Proposed Powder coated aluminium sliding windows"
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      "south": "Details not available ",
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  "approvePlanVerified": "N.A.",
  "empanelledOfApprovePlan": "N.A. ",
  "unauthorizedConstruction": ""
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  "depreciatedCostOfConstruction": "27200.00",
  "depreciatedBuildingRate": "3000"
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  "landRate": "117840",
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  "squareMeterGuideLineRate": "212090.00",
  "squareFeetGuideLineRate": "19704.00"
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  "squareMeterGuideLineRate": "212090.00",
  "squareFeetGuideLineRate": "19704.00"
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  "propertyOccupiedByList": {
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"value": "Building_Under_Construction",
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"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MCGM norms ",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction "
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "Building Under Construction"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Proposed, Yes"
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"value": "Plain_Looking",
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  "fullDate": "1/1/2025"
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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  "label": "Standard"
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  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Information not available"
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"walls": {
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"visibleDamageInBuilding": {
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"label": "Information Not Available"
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"provisionOfFirefighting": {
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"label": "Yes"
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"yearOfConstructionAsPer": {
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"label": "As per RERA Certificate"
},
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
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"noOfAmenityFloors": "",
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"flatFloorNo": "4",
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  "area": "488.40",
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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_1709960487162_Image.png",
    "routeLat": "19.077778",
    "routeLng": "72.844694",
    "stationName": "Santacruz",
    "routeDistance": "550 Mtrs. "
  },
  "finalLatLng": {
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    "type": "Point"
  },
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    "finallatLng": true
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      "name": "cfzl0s",
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"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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"label": "RCC Plinth",
"floorsCompleted": "Complete",
"percentage": "5",
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"label": "Full Building Rcc",
"floorsCompleted": "15",
"percentage": "35.294117647058826",
"isHideFloor": false,
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"label": "Internal Brick Work",
"floorsCompleted": "10",
"percentage": "4.12",
"isHideFloor": false,
"status": true
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"externalBrickWork": {
"label": "External Brick Work",
"floorsCompleted": "10",
"percentage": "4.12",
"isHideFloor": false,
"status": true
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"internalPlastering": {
"label": "Internal Plastering",
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"percentage": "2.06",
"isHideFloor": false,
"status": true
},
"externalPlastering": {
"label": "External Plastering",
"floorsCompleted": "10",
"percentage": "2.06",
"isHideFloor": false,
"status": true
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"door": {
"label": "Door",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "9",
  "percentage": "5.29",
  "isHideFloor": false,
  "status": true
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"internalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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  "isHideFloor": false,
  "status": true
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  "isHideFloor": false,
  "status": true
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  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
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"isHideFloor": true,
"status": true
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "62.94",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "488.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
    }
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  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
    "_id": "65ea8beff9222577acbf7b89",
    "name": "Living Room",
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    "orientation": "portrait"
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externallmg_r_1709870062624_2024030718484400.jpg",
    "orientation": "portrait"
  }
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  "carpetRateRange": {
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    "max": "31390"
  },
  "builtUpRateRange": {
    "min": "27252",
    "max": "28537"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "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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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "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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"potentialValue": {
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  "quantity": "0.00",
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"ratePerUnit": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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taskStatus": {
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"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Lead",
"value": "LEAD"
},
siteVisitType": "FULL",
isSiteMeasurementAllowed": true,
finalValuationArea": "444.00",
empanelmentNo": [
"SME/TCC/2021-22/86/3",
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"SME/TCC/221/13"
],
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"status": true,
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"paymentIds": [],
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"ownerName": "Mrs. Kavita Yogesh Ambekar ",
"ownerPhoneNo": "9930932397",
"appAddress": "Flat no 403,4floor,Prabhat Residency, 11th T.P.Road Santacruz East",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "16/02/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Mr. Hirji Morarji Shah",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mrs. Kavita Yogesh Ambekar ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "2985 / 2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "775935",
    "path": "cases/65e8446cf9222577acbcf74b/
document_1709720656678_1709720823094_KAVITA_AMBEKR.pdf",
    "fileName": "document_1709720656678_1709720823094_KAVITA_AMBEKR.pdf"
  },
  {
    "documentType": {
      "value": "60ae1277aa6d152c1801b3cc",
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"label": "Approved Building Plan"
},
"inputs": {
  "documentDate": "23/05/2022",
  "nameOfApprovingAuthority": {
    "value": "Municipal_Corporation_of_Greater_Mumbai",
    "label": "Municipal Corporation of Greater Mumbai"
  },
  "remark": " (As downloaded from RERA site)",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "F - 2048 / 2019 / (51) / H / E Ward / FP"
},
"isHardCopy": false,
"displayStatus": false,
"id": "479264",
"path": "cases/65e8446cf9222577acbcf74b/document_1709959840793_plan.pdf",
"fileName": "document_1709959840793_plan.pdf"
},
{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "08/06/2022",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P - 2048 / 2019 / (51) / H / E Ward / FP / CC / 1 / New"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1709959916172_CC.pdf",
  "path": "cases/65e8446cf9222577acbcf74b/document_1709959916172_CC.pdf",
  "id": "102913",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Mar 09 2024 10:21:56 GMT+0530 (India Standard Time)"
},
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "08/12/2022",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51800048071 "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1709959950050_P51800048071.pdf",
  "path": "cases/65e8446cf9222577acbcf74b/
document_1709959950050_P51800048071.pdf",
  "id": "285914",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Mar 09 2024 10:22:30 GMT+0530 (India Standard Time)"
}
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"caseNumber": "007506",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "424813",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Mar 06 2024 15:54:44 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Kavita Yogesh Ambekar ",
    "phone": "9930932397",
    "ownershipShare": "",
    "email": "",
    "id": "221906"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
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"id": "699794",
"name": "Living Room",
"length": "16.42",
"length1": "16",
"length2": "5",
"width": "9.83",
"width1": "9",
"width2": "10",
"totalArea": "161.43",
"images": [],
"extraAreas": [],
"finalArea": "161.43"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "6.33",
  "length1": "6",
  "length2": "4",
  "width": "11.75",
  "width1": "11",
  "width2": "9",
  "totalArea": "74.42",
  "images": [],
  "finalArea": "74.42",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "3.58",
  "length1": "3",
  "length2": "7",
  "width": "5.92",
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"width1": "5",
"width2": "11",
"totalArea": "21.20",
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"extraAreas": [],
"finalArea": "21.20"
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{
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "6.67",
  "length1": "6",
  "length2": "8",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "29.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.44"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "12.92",
  "width1": "12",
  "width2": "11",
  "totalArea": "128.09",
  "images": [],
  "extraAreas": [],
  "finalArea": "128.09"
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"otherComposition": [],
"externalReport": [],
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"documentPerArea": [
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      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "41.25",
    "totalAreaDocument": "444",
    "docBuiltupPercentage": "10",
    "docFinalBuiltUp": "488.40",
    "docFinalBuiltUpSquareMeter": "45.37",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "547320"
  }
],
"images": [],
"indicatorArr": [
  {
    "printlnReport": true,
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    "property": "Flat For Sale Prabhat Residency, Santacruz, Mumbai",
    "area": "892.00",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "source": "magic_bricks",
    "expectedPrice": "28000000.00",
    "expectedRate": "31390.13",
    "builtUpExpectedRate": "28536.49",
    "image": "cases/65e8446cf9222577acbcf74b/
indicator_1709893502643_Image.png",
    "squareMeter": "82.87",
    "id": "656103"
  },
  {
    "printlnReport": true,
    "_id": "65eae89df9222577acc11ea4",
    "property": "Prabhat Residency, Santacruz East, Western Mumbai",
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"area": "426.00",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"source": "https://www.99acres.com/",
"expectedPrice": "13200000.00",
"expectedRate": "30985.92",
"builtUpExpectedRate": "28169.01",
"image": "cases/65e8446cf9222577acbcf74b/
indicator_1709893564595_Image.png",
"squareMeter": "39.58",
"id": "222030"
},
{
  "printInReport": true,
  "_id": "65eae89df9222577acc11ea5",
  "property": "Prabhat Residency Rd Number 11, Golibar, Santacruz East, Mumbai,",
  "area": "427.00",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "https://www.99acres.com/",
  "expectedPrice": "12800000",
  "expectedRate": "29976.58",
  "builtUpExpectedRate": "27251.44",
  "image": "cases/65e8446cf9222577acbcf74b/
indicator_1709893641009_Image.png",
  "squareMeter": "39.67",
  "id": "331322"
}
],
"externalImages": [
  {
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    "status": false,
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    "name": "externalImg_r_1709870062570_2024030718484100.jpg",
    "path": "cases/65e8446cf9222577acbcf74b/
externalImg_r_1709870062570_2024030718484100.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "_id": "65ea8beff9222577acbf7b86",
    "name": "externallmg_r_1709870062580_2024030718484201.jpg",
    "path": "cases/65e8446cf9222577acbcf74b/
externallmg_r_1709870062580_2024030718484201.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65ea8beff9222577acbf7b87",
    "name": "externallmg_r_1709870062573_2024030718484200.jpg",
    "path": "cases/65e8446cf9222577acbcf74b/
externallmg_r_1709870062573_2024030718484200.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65ea8beff9222577acbf7b88",
    "name": "externallmg_r_1709870062597_2024030718484202.jpg",
    "path": "cases/65e8446cf9222577acbcf74b/
externallmg_r_1709870062597_2024030718484202.jpg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/65e8446cf9222577acbcf74b/
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    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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    "path": "cases/65e8446cf9222577acbcf74b/
externallmg_r_1709870062603_2024030718484300.jpg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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    "_id": "65ea8beff9222577acbf7b8b",
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    "name": "externalimg_r_1709870062618_2024030718484302.jpg",
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65ea8beff9222577acbf7b8c",
    "name": "externalimg_r_1709870062624_2024030718484400.jpg",
    "path": "cases/65e8446cf9222577acbcf74b/
externalimg_r_1709870062624_2024030718484400.jpg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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Ward No. I, Santacruz (East), Mumbai, Taluka - Andheri , District - Mumbai Suburban ,
PIN - 400 055, State - Maharashtra, Country - India",
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The above calculations and detail measurements taken by us prove that the Agreement
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Name	Length	Width	Total
Composition :			
Living Room	16'5"	9'10"	161.43
Kitchen	6'4"	11'9"	74.42
Toilet	3'7"	5'11"	21.20
Toilet	6'8"	4'5"	29.44
Bedroom	9'11"	12'11"	128.09
Other Composition :			