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    "RVDSValues": true,
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  "leadFrom": {
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    "type": "CREDITOFFICER",
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    "firstName": "Uttam",
    "lastName": "Sanap",
    "mobileNo": "02225009143",
    "workMobileNo": "7028022330",
    "email": "racpc.ghatkopar@sbi.co.in"
  },
  "fees": {
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"discussWithPerson": "Uttam",
"expectedFees": 250,
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
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  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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    "firstName": "Suraj",
    "email": "suraj@vastukala.org",
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    "email": "prajakta@vastukala.org",
    "lastName": "Patil",
    "mobileNo": "9769797568",
    "designation": "",
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  "designation": "",
  "shortName": "SH",
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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",
  "designation": "CMD",
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  "underConstruction": false
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    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
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    "label": true
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  "value": "",
  "label": false
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  "value": "E",
  "label": true
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  "value": "",
  "label": false
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  "value": "356 (Pt)",
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  "label": true
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  "label": false
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  "value": "Vikhroli (East)",
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"flatSpecifications": {
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  "windows": {
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    "label": "External site visit only"
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    "label": "Building Under Construction"
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"general": {
  "ownership": {
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    "label": "MHADA"
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  "whetherCoveredUnderAnyState": {
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"value": "No",
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  "east": "Wing - D"
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
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"unitBoundaries": {
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    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "As per Sale Plan attached to the agreement, the
composition of Residential Flat will be 1 Bedroom + Living Room + Kitchen + 2 Toilets.",
"dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not
verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per request from State Bank of India, RACPC Ghatkopar Branch, our
engineer visited the property but internal visit was not allowed hence the report is
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based on external visit & documents provided by bank to us.",

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"depreciationPercentage": "",
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"salvageValue": "",
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  "landRate": "58970",
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  "squareMeterGuideLineRate": "153813.00",
  "squareFeetGuideLineRate": "14290.00"
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  "rate": "139830.00",
  "squareMeterGuideLineRate": "153813.00",
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
  },
  "monthlyRent": "16,000/- Expected rental income per month after completion",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per MHADA / MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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"siteMeasurement": {
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  },
  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Proposed Car Parking",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
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    "label": "Residential"
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  "typeOfStructure": {
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"label": "R.C.C. Framed"
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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  "value": "Proposed_Standard",
  "label": "Proposed Standard"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
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  "label": "Good"
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  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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"visibleDamageInBuilding": {
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  "label": "Building Under Construction"
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"provisionOfFirefighting": {
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  "label": "Building Under Construction"
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  "value": "ground",
  "label": "Ground"
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "16",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
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      "label": "Railway Station"
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routeMap_1715254787047_Image.png",
    "routeLat": "19.114313",
    "routeLng": "72.938744",
    "stationName": "Ghatkopar",
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  "finallatlng": true
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"locationMapImg": [
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    "id": "6a7jbk",
    "name": "6a7jbk",
    "image": "cases/66336e29f76f30369f4e40b8/
routeMap_1715254671852_Image.png"
  }
]
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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"realizableValuePercentage": "85",
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"finalValue": "7761000.00"
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"outward": {
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  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
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  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "25",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
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    "label": "Internal Brick Work",
    "floorsCompleted": "25",
    "percentage": "7.00",
    "isHideFloor": false,
    "status": true
  },
}
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"externalBrickWork": {
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  "status": true
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"externalPlastering": {
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  "floorsCompleted": "25",
  "percentage": "3.50",
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  "status": true
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  "floorsCompleted": "22",
  "percentage": "2.20",
  "isHideFloor": false,
  "status": true
},
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  "label": "Window",
  "floorsCompleted": "22",
  "percentage": "2.20",
  "isHideFloor": false,
  "status": true
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "25",
  "percentage": "10.00",
  "isHideFloor": false,
  "status": true
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"isHideFloor": false,
"status": true
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  "percentage": "1.50",
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "10",
  "percentage": "2.00",
  "isHideFloor": false,
  "status": true
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
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  "status": true
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "status": true
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  "label": "External Development & Final Finishing",
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  "isHideFloor": true,
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"workCompleted": {
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  "floorsCompleted": "",
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  "status": true
}
},
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"guidelineDetails": {
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      "orientation": "portrait"
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  ],
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    "orientation": "portrait"
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"compositionImages": []
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"indicatorRange": {
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    "max": "22116.00"
  },
  "builtUpRateRange": {
    "min": "17102.00",
    "max": "20105.00"
  },
  "saleableRateRange": {
    "min": "0.00",
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    "estimatedValue": "0.00",
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    "ratePerUnit": "0.00",
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    "quantity": "0.00",
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"status": 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": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"ratePerUnit": "0.00",
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"isEditable": true
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"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
},
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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": "PARTIAL",
isSiteMeasurementAllowed": false,
finalValuationArea": "398.00",
empanelmentNo": [
"SME/TCC/2021-22/85/13"
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],
"isAdvanceInvoice": false,
"status": true,
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"ownerName": "Jitendra Nivrutti Pol & Sandhya Jitendra Pol",
"ownerPhoneNo": "9821626100",
"appAddress": "Flat No. 1602, 16th Floor, E-Wing, Eastern Groves, Opp Axis Bank,
Kannamwar Nagar, Vikhroli (E)",
"remark": "NPA Account Documents Pending",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "27/03/2021",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. VL Savli Developers LLP",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Jitendra Nivrutti Pol & Sandhya Jitendra Pol",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "10148/2021"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "721306",
    "path": "cases/66336e29f76f30369f4e40b8/
document_1714802111201_AGREEMENT_5.pdf",
    "fileName": "document_1714802111201_AGREEMENT_5.pdf"
  },
  {
    "documentType": {
      "value": "60ae1248aa6d152c1801b2ee",
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    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "24/03/2022",
    "remark": "issued by Jagtap & Associates"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "980083",
  "path": "cases/66336e29f76f30369f4e40b8/
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  "fileName": "document_1714802122888_VALUATION_REPORT_29.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "08/09/2021",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    }
  },
  "Document_No": "P51800028005"
},
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1715256164092_P51800028005.pdf",
  "path": "cases/66336e29f76f30369f4e40b8/
document_1715256164092_P51800028005.pdf",
  "id": "106603",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Thu May 09 2024 17:32:44 GMT+0530 (India Standard Time)"
},
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  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "18/01/2021",
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"nameOfApprovingAuthority": {
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  "label": "Maharashtra Housing And Area Development Authority"
},
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  "label": "Document No"
},
"Document_No": "MH / EE / (B.P.) / GM / MHADA - 9 / 539 / 2021"
},
"isHardCopy": false,
"displayStatus": true,
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"id": "914116",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Thu May 09 2024 17:33:56 GMT+0530 (India Standard Time)"
}
],
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu May 02 2024 16:12:49 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Jitendra Nivrutti Pol & Sandhya Jitendra Pol",
    "phone": "9821626100",
    "ownershipShare": "",
    "email": "",
    "id": "638126"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
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    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
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    "label": "Square Feet"
  },
  "id": "300651",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "398",
  "squareMeterArea": "36.98",
  "docFinalBuiltUp": "437.8",
  "docFinalBuiltUpSquareMeter": "40.678",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "416.00",
      "squareMeterArea": "38.65",
      "expectedRate": "22115.38",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "457.60",
      "squareMeterArea": "42.51",
      "expectedRate": "20104.90",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
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  "property": "Eastern Groves, Vikhroli East",
  "area": "416",
  "builtUpPercentage": "10",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
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"expectedRate": "22115.38",
"builtUpExpectedRate": "20104.90",
"image": "cases/66336e29f76f30369f4e40b8/
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"squareMeter": "38.65",
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{
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"area": "371.00",
"squareMeterArea": "34.47",
"expectedRate": "19137.47",
"percentage": ""
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"builtUpArea": {
"area": "408.10",
"squareMeterArea": "37.91",
"expectedRate": "17397.70",
"percentage": "10"
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"expectedPrice": "7100000",
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"builtUpExpectedRate": "17397.70",
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  "builtUpArea": {
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    "squareMeterArea": "40.67",
    "expectedRate": "17101.74",
    "percentage": "10"
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  "expectedRate": "18811.91",
  "builtUpExpectedRate": "17101.74",
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  "squareMeter": "36.98",
  "id": "504757"
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    "squareMeterArea": "46.82",
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      "expectedRate": "0.00",
      "percentage": ""
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    "saleablePercentage": "0",
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    "areaType": "Carpet",
    "floor": "",
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    "expectedPrice": "9820000",
    "expectedRate": "19484.13",
    "builtUpExpectedRate": "17712.84",
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    "squareMeter": "46.82",
    "id": "288082"
  }
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    "path": "cases/66336e29f76f30369f4e40b8/
externalImg_r_1715229159825_1715228946644_image_1.jpg",
    "orientation": "portrait"
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/66336e29f76f30369f4e40b8/
externallmg_r_1715229161445_1715228946644_image_2.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "663c51f665b09f225bdfc416",
    "name": "externallmg_r_1715229163587_1715228946644_image_3.jpg",
    "path": "cases/66336e29f76f30369f4e40b8/
externallmg_r_1715229163587_1715228946644_image_3.jpg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "663c51f665b09f225bdfc417",
    "name": "externallmg_r_1715229165392_1715228946644_image_4.jpg",
    "path": "cases/66336e29f76f30369f4e40b8/
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    "orientation": "portrait"
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    "path": "cases/66336e29f76f30369f4e40b8/
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    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/66336e29f76f30369f4e40b8/
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    "path": "cases/66336e29f76f30369f4e40b8/
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    "orientation": "portrait"
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    "path": "cases/66336e29f76f30369f4e40b8/
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    "orientation": "portrait"
  }
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Kannamwar Nagar, Village - Hariyali, Municipality Ward No. S - Ward, Vikhroli (East),
Taluka - Kurla, District - Mumbai Suburban District, Mumbai, PIN Code - 400 083, State
- Maharashtra, India",
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Composition :

Other

Composition :
