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    "RVDSValues": false,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "toAssess": {
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  "creditOfficer": {
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    "type": "CREDITOFFICER",
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    "firstName": "Shivani ",
    "lastName": "Yadav",
    "mobileNo": "",
    "workMobileNo": "8240289378",
    "email": "racpcghatkopar.sanctions@sbi.co.in"
  },
  "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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  "type": "BANK",
  "name": "State Bank of India",
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  "initial": "SBI",
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  "status": true
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"branch": {
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  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"staff": {
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  "_id": "60b7177d2ffdf65bcd65882a",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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"siteEngineer": {
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  "_id": "65e30a46f9222577acb75093",
  "role": "SITEENGINEER",
  "firstName": "Ankit ",
  "email": "ankitparmar7771947@gmail.com",
  "lastName": "Parmar",
  "mobileNo": "9004698547",
  "designation": "Site Engg",
  "shortName": "Ankit",
  "workWithDocumentMaker": ""
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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"fatherName": "Baburao"
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    "label": true
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    "value": "India",
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  "label": false
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  "key": "CTSNo",
  "value": "356 (Part)",
  "label": true
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  "label": false
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
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  "label": false
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"label": true
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  "label": false
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  "key": "suburb",
  "value": "Vikhroli (East)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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  },
  "flooring": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "MHADA"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Aatmaram Surve Marg",
    "south": "Ramabai Thakre Garden",
    "east": "Other Residential Building"
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  "asPerDocumentAgreement": {
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    "south": "Details not available",
    "east": "Details not available"
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      "west": "",
      "south": "",
      "east": ""
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    "asPerDocument": {
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      "east": ""
    }
  },
}
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"isDisplay": false,
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"empanelledOfApprovePlan": "N.A.",
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"documentsBuildingBoundaries": []
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"salvageValue": "",
"depreciatedCostOfConstruction": "",
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"igrImage": "cases/6656e7bb786c9b043b84d337/igr_1717133801849_Image.png",
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"squareFeetGuideLineRate": "13640.00"
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"igrFinalRate": {
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"squareFeetGuideLineRate": "13640.00"
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"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"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "constructionWorkStatus": {
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"asthetikLook": {
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  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
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  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "Proposed_R.C.C_Framed_Structure",
  "label": "Proposed R.C.C Framed Structure"
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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 Under Construction"
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"materialUsedList": {
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  "label": "Building Under Construction"
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  "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": "Yes",
  "label": "Yes"
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  "label": "Proposed Connected to Municipal Sewerage System "
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  "label": "Proposed, Yes"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"visibleDamageInBuilding": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"groundStilt": {
  "value": "Proposed_Stilt",
  "label": "Proposed Stilt"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
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"noOfFloors": "22",
"flatFloorNo": "8",
"noOfLifts": "2",
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"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
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  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
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    "routeMapImg": "cases/6656e7bb786c9b043b84d337/
routeMap_1717150094616_Image.png",
    "routeLat": "19.111480",
    "routeLng": "72.934180",
    "stationName": "Vikhroli",
    "routeDistance": "900 Mt."
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finalLatLng": true
  },
  "locationMapImg": [
    {
      "id": "s4tww",
      "name": "s4tww",
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routeMap_1717150038158_Image.png"
    }
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"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"extraCollapsibleGatesRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "8211000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Fri May 31 2024 15:59:00 GMT+0530 (India Standard Time)",
  "number": "2306543",
  "dayCount": "12",
  "monthCount": "403",
  "generatedBy": "60092304a16fab0f2af9b0c2"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
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"isHideFloor": false,
"status": true
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"rccPlinth": {
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  "percentage": "5",
  "isHideFloor": false,
  "status": true
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"externalBrickWork": {
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  "isHideFloor": false,
  "status": true
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"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
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"label": "Door",
"floorsCompleted": "",
"percentage": "0.00",
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},
"window": {
"label": "Window",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"flooringTilingKitchenPlatform": {
"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"floorsCompleted": "",
"percentage": "0.00",
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"label": "External Painting",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"liftInstallation": {
"label": "Lift Installation",
"floorsCompleted": "",
"percentage": "0.00",
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"status": true
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  "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": "10.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "430.10",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [
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    "path": "cases/6656e7bb786c9b043b84d337/
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    "orientation": "landscape"
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    "status": false,
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    "orientation": "landscape"
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    "path": "cases/6656e7bb786c9b043b84d337/
externallmg_1717149805147_WhatsApp_Image_20240531_at_151937.jpeg",
    "orientation": "landscape"
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    "path": "cases/6656e7bb786c9b043b84d337/
externallmg_1717149805144_WhatsApp_Image_20240531_at_151932.jpeg",
    "orientation": "landscape"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "20299.00",
    "max": "22376.00"
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  "builtUpRateRange": {
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    "max": "20342.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
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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,
  }
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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",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "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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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "quantity": "",
  "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",
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  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": false,
"finalValuationArea": "391.00",
"empanelmentNo": [
  "SME/TCC/2021-22/86/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
"_id": "6656e7bb786c9b043b84d337",
"ownerName": "Mr. Avinash Sahebrao Raibole ",
"ownerPhoneNo": "9766380628",
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"appAddress": "Flat no. 804, 8th Floor, GS Pearl, Village - Hariyali, Kannamwar Nagar
1, Panch Vaibhav CHS, Vikroli East",
"remark": "Very Urgent.. visit Today ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "24/05/2024",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Prach Realcon LLP",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Avinash Sahebrao Raibole",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "11467/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "936243",
    "path": "cases/6656e7bb786c9b043b84d337/document_1716971389282_17169712
32234_Racpc_GHatkopar_Avinash_Raibole.pdf",
    "fileName": "document_1716971389282_1716971232234_Racpc_GHatkopar_Avina
sh_Raibole.pdf"
  },
  {
    "documentType": {
      "value": "60ae129faa6d152c1801b47d",
      "label": "RERA Certificate"
    },
    "inputs": {
      "documentDate": "11/12/2023",
      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Real_Estate_Regulatory_Authority",
        "label": "Maharashtra Real Estate Regulatory Authority"
      }
    }
  }
]
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"number": {
  "value": "Document_No",
  "label": "Document No"
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"Document_No": "P51800053941"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1717149668662_P51800053941.pdf",
"path": "cases/6656e7bb786c9b043b84d337/
document_1717149668662_P51800053941.pdf",
"id": "949640",
"uploadedBy": "627221f4afd7d55eddeddcb4",
"createdAt": "Fri May 31 2024 15:31:09 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "18/09/2023",
    "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 / (BP) / GM / MHADA - 9 / 1864 / 2023 / CC / 1 / New"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/6656e7bb786c9b043b84d337/document_1717149716087_cc.pdf",
  "id": "425370",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Fri May 31 2024 15:31:56 GMT+0530 (India Standard Time)"
}
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "508528",
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Wed May 29 2024 14:00:51 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Avinash Sahebrao Raibole ",
"phone": "9766380628",
"ownershipShare": "",
"email": "",
"id": "300338"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "820490",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "391",
"squareMeterArea": "36.33",
"docFinalBuiltUp": "430.1",
"docFinalBuiltUpSquareMeter": "39.963",
"docBultupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "416.00",
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"squareMeterArea": "38.65",
"expectedRate": "20673.08",
"percentage": ""
},
"builtUpArea": {
  "area": "457.60",
  "squareMeterArea": "42.51",
  "expectedRate": "18793.71",
  "percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "66596209ad7c5448f4582047",
"property": "Prach GS Pearl Vikhroli Mumbai",
"area": "416.00",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Dwello.com",
"expectedPrice": "8600000.00",
"expectedRate": "20673.08",
"builtUpExpectedRate": "18793.71",
"image": "cases/6656e7bb786c9b043b84d337/
indicator_1717133075453_Image.png",
"squareMeter": "38.65",
"id": "349476"
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{
  "carpetArea": {
    "area": "439.60",
    "squareMeterArea": "40.84",
    "expectedRate": "20928.12",
    "percentage": ""
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  "builtUpArea": {
    "area": "483.56",
    "squareMeterArea": "44.92",
    "expectedRate": "19025.56",
    "percentage": "10"
  }
}
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},
"saleableArea": {
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  "expectedRate": "0.00",
  "percentage": ""
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"area": "439.6",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Dwello.com",
"expectedPrice": "9200000.00",
"expectedRate": "20928.12",
"builtUpExpectedRate": "19025.56",
"image": "cases/6656e7bb786c9b043b84d337/
indicator_1717133134365_Image.png",
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"id": "973858"
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{
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    "area": "581.00",
    "squareMeterArea": "53.98",
    "expectedRate": "22375.22",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "639.10",
    "squareMeterArea": "59.37",
    "expectedRate": "20341.10",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66596209ad7c5448f4582049",
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"property": "Adityaraj Signature, Vikhroli East, Mumbai",
"area": "581.00",
"builtUpPercentage": "10",
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "13000000.00",
"expectedRate": "22375.22",
"builtUpExpectedRate": "20341.10",
"image": "cases/6656e7bb786c9b043b84d337/
indicator_1717133372908_Image.png",
"squareMeter": "53.98",
"id": "591036"
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{
"carpetArea": {
"area": "335.00",
"squareMeterArea": "31.12",
"expectedRate": "20298.51",
"percentage": ""
},
"builtUpArea": {
"area": "368.50",
"squareMeterArea": "34.23",
"expectedRate": "18453.19",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"property": "GS Pearl, Vikhroli, Mumbai ",
"area": "335.00",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "6800000.00",
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    "builtUpExpectedRate": "18453.19",
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    "squareMeter": "31.12",
    "id": "678727"
  }
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    "status": false,
    "_id": "6659a06dad7c5448f458697b",
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    "path": "cases/6656e7bb786c9b043b84d337/
externallmg_1717149805144_WhatsApp_Image_20240531_at_151932.jpeg",
    "orientation": "landscape"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name":
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    "path": "cases/6656e7bb786c9b043b84d337/
externallmg_1717149805147_WhatsApp_Image_20240531_at_151937.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6659a06dad7c5448f458697d",
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    "path": "cases/6656e7bb786c9b043b84d337/
externallmg_1717149805150_WhatsApp_Image_20240531_at_151938.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6659a06dad7c5448f458697e",
    "name":
"externallmg_1717149805153_WhatsApp_Image_20240531_at_151939.jpeg",
    "path": "cases/6656e7bb786c9b043b84d337/
externallmg_1717149805153_WhatsApp_Image_20240531_at_151939.jpeg",
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    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/6656e7bb786c9b043b84d337/
externallmg_1717149805157_WhatsApp_Image_20240531_at_151940_1.jpeg",
    "orientation": "landscape"
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    "status": false,
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    "path": "cases/6656e7bb786c9b043b84d337/
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    "orientation": "landscape"
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    "name":
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externallmg_1717149805164_WhatsApp_Image_20240531_at_151940.jpeg",
    "orientation": "landscape"
  },
  {
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    "status": false,
    "_id": "6659a06dad7c5448f4586982",
    "name":
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    "path": "cases/6656e7bb786c9b043b84d337/
externallmg_1717149805167_WhatsApp_Image_20240531_at_151941_1.jpeg",
    "orientation": "landscape"
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  {
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    "status": false,
    "_id": "6659a06dad7c5448f4586983",
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    "name":
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- 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 :
