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  "toAssess": {
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  "creditOfficer": {
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    "firstName": "Shivani ",
    "type": "CREDITOFFICER",
    "_id": "64d4829d87258203eab0d8d8",
    "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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  "name": "State Bank of India",
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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": "",
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Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
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  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
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  "lastName": "Kuperkar",
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"email": "pradnya@vastukala.org",
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    "mobileNo": "9819597579",
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  "value": "Vikhroli (East)",
  "label": false
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"flatSpecifications": {
  "roof": {
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  "flooring": {
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  "label": "No"
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  "west": "Atmaram Surve Marg ",
  "south": "Adityaraj One",
  "east": "Eastern Express Highway "
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  "west": "40 Mtrs. Road ",
  "south": "By Building No. 2",
  "east": "Eastern Express Highway "
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    "south": "",
    "east": ""
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    "east": ""
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  "auto": {
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  "privateCars": {
    "title": "Private Cars"
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"extraDetailOfProperty": "As per Approved Building Plan, the composition of Flat will
be 1 Bedroom + Living Room + Kitchen + W.C & Bath. (i.e. 1 BHK)\n",
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2023 dated 13.06.2023 issued by MHADA",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "Building is under construction",
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  "documentsBuildingBoundaries": []
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "landRate": "58970",
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  "squareMeterGuideLineRate": "146822.00",
  "squareFeetGuideLineRate": "13640.00"
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  "squareFeetGuideLineRate": "13640.00"
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building Under Construction"
  },
  "monthlyRent": "16,000/- (Expected rental income per month after completion\nof
construction works)\n",
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  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MHADA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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"value": "Building_Under_Construction",
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"waterTank": {
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},
"pavementLaid": {
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"label": "Proposed, Yes"
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"carParking": "Proposed Open / Covered Car Parking Space ",
"constructionWorkStatus": {
"value": "InProgress",
"label": "Under Construction"
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"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
"date": "",
"month": "1",
"year": "2028",
"fullDate": "1/1/2028"
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"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
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"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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"value": "Building_is_under_construction_",
"label": "Building is under construction "
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"materialUsedList": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
  "value": "Building_is_under_construction_",
  "label": "Building is under construction "
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  "label": "Building is under construction "
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
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"label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "As_per_RERA_Certificate",
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"isSiteVisitAllowed": true,
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"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "6",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
  "area": "367.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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      "value": "Railway_Station",
      "label": "Railway Station"
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    "routeMapImg": "cases/66867faca403df7f574e50ff/
routeMap_1720259092021_Image.png",
    "routeLat": "19.111314",
    "routeLng": "72.933779",
    "stationName": "Vikhroli ",
    "routeDistance": "850 Mtrs. "
  },
  "finalLatLng": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "othersQty": "0",
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  "totalothersRate": "0",
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"realizableValuePercentage": "90",
"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": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
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    "isHideFloor": false,
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  },
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    "floorsCompleted": "",
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    "isHideFloor": false,
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"status": true
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  "status": false
},
"externalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"externalPainting": {
  "label": "External Painting",
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"floorsCompleted": "",
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
  "percentage": "10.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "367.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
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externallmg_1720240652859_1720240514574_image_8.jpeg",
      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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externallmg_1720240644231_1720240514574_image_3.jpeg",
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externallmg_1720240645856_1720240514574_image_4.jpeg",
      "orientation": "landscape"
    },
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      "status": false,
      "_id": "6688ca12bec4e37f7ac6cdbf",
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      "path": "cases/66867faca403df7f574e50ff/
externallmg_1720240649598_1720240514574_image_6.jpeg",
      "orientation": "landscape"
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      "orientation": "landscape"
    }
  ]
}
```

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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1720240658067_1720240514574_image_13.jpeg",
    "path": "cases/66867faca403df7f574e50ff/
externallmg_1720240658067_1720240514574_image_13.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "18453.00",
    "max": "19792.00"
  },
  "builtUpRateRange": {
    "min": "16775.00",
    "max": "17993.00"
  },
  "saleableRateRange": {
    "min": "16357.00",
    "max": "16357.00"
  }
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"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
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    "isEditable": false
  },
  "wardrobes": {
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"status": true,
"isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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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"title": "Extra collapsible gates / grill works etc",
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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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  "quantity": "",
  "ratePerUnit": "",
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  "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
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  "value": "LEAD"
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"isExternalReport": false,
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"finalValuationArea": "334.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3",
  "SME/TCC/2021-22/86/3"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66867faca403df7f574e50ff",
"ownerName": "Mrs. Megha Rajesh More & Mr. Rajesh Ramesh More ",
"ownerPhoneNo": "9930400703",
"appAddress": "Flat no. 603, 6th Floor, Natasha Avana, Kannamwar Nagar, Vikroli
East ",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "31/05/2024",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Natasha Developers Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Megha Rajesh More & Mr. Rajesh Ramesh More ",
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  }
]
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    },
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  },
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  "displayStatus": true,
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  "fileName":
"document_1720090446277_1720090323446_Racpc_Ghatkopar_Megha_More.pdf"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "13/06/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
  },
  "remark": " (As downloaded from RERA site) ",
  "number": {
    "value": "No",
    "label": "No"
  },
},
  "No": "MHADA - 9/ 1294 / 2023"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1720256952895_Plan.pdf",
  "path": "cases/66867faca403df7f574e50ff/document_1720256952895_Plan.pdf",
  "id": "372922",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Jul 06 2024 14:39:13 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "31/08/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
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    "label": "Maharashtra Housing And Area Development Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "MH/EE/(BP)/GM/MHADA-9/1859/2023/CC/1/New"
},
"isHardCopy": false,
"displayStatus": false,
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Sat Jul 06 2024 14:51:08 GMT+0530 (India Standard Time)"
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{
  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51800054035"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1720257698233_P51800054035.pdf",
  "path": "cases/66867faca403df7f574e50ff/
document_1720257698233_P51800054035.pdf",
  "id": "652137",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Jul 06 2024 14:51:38 GMT+0530 (India Standard Time)"
}
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"caseNumber": "009725",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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{
  "id": "525817",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Thu Jul 04 2024 16:25:40 GMT+0530 (India Standard Time)"
},
"owners": [
  {
    "name": "Mrs. Megha Rajesh More & Mr. Rajesh Ramesh More ",
    "phone": "9930400703",
    "ownershipShare": "",
    "email": "",
    "id": "273265"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "690614",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "334",
    "squareMeterArea": "31.03",
    "docFinalBuiltUp": "367.4",
    "docFinalBuiltUpSquareMeter": "34.133",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
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"carpetArea": {
  "area": "480.00",
  "squareMeterArea": "44.59",
  "expectedRate": "19791.67",
  "percentage": ""
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"builtUpArea": {
  "area": "528.00",
  "squareMeterArea": "49.05",
  "expectedRate": "17992.42",
  "percentage": "10"
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"saleableArea": {
  "area": "580.80",
  "squareMeterArea": "53.96",
  "expectedRate": "16356.75",
  "percentage": "10"
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"printInReport": true,
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"area": "480",
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"saleablePercentage": "10",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "9500000",
"expectedRate": "19791.67",
"builtUpExpectedRate": "17992.42",
"image": "cases/66867faca403df7f574e50ff/indicator_1720258907323_Image.png",
"squareMeter": "44.59",
"id": "764492"
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  "carpetArea": {
    "area": "334.00",
    "squareMeterArea": "31.03",
    "expectedRate": "19461.08",
    "percentage": ""
  },
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    "squareMeterArea": "34.13",
    "expectedRate": "17691.89",
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"percentage": "10"
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"area": "334",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "Middle",
"source": "Housing.Com",
"expectedPrice": "6500000",
"expectedRate": "19461.08",
"builtUpExpectedRate": "17691.89",
"image": "cases/66867faca403df7f574e50ff/indicator_1720266725093_Image.png",
"squareMeter": "31.03",
"id": "115059"
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    "squareMeterArea": "31.22",
    "expectedRate": "18452.38",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "34.34",
    "expectedRate": "16774.89",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
  "_id": "6689303cbf95d302cfae079f",
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"area": "336",
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"areaType": "Carpet",
"floor": "3",
"source": "https://www.99acres.com/",
"expectedPrice": "6200000",
"expectedRate": "18452.38",
"builtUpExpectedRate": "16774.89",
"image": "cases/66867faca403df7f574e50ff/indicator_1720266776398_Image.png",
"squareMeter": "31.22",
"id": "121563"
},
{
"carpetArea": {
"area": "398.00",
"squareMeterArea": "36.98",
"expectedRate": "18811.91",
"percentage": ""
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"builtUpArea": {
"area": "437.80",
"squareMeterArea": "40.67",
"expectedRate": "17101.74",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
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"property": "Kannamwar Nagar, Vikhroli East",
"area": "398",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "5",
"source": "Index_no.2",
"expectedPrice": "7487142",
"expectedRate": "18811.91",
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"builtUpExpectedRate": "17101.74",
"image": "cases/66867faca403df7f574e50ff/indicator_1720266812672_Image.png",
"squareMeter": "36.98",
"id": "615330"
}
],
"externalImages": [
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"status": false,
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externalimg_1720240641222_1720240514573_image_0.jpeg",
"orientation": "landscape"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "6688ca12bec4e37f7ac6cdba",
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"path": "cases/66867faca403df7f574e50ff/
externalimg_1720240642952_1720240514574_image_1.jpeg",
"orientation": "landscape"
},
{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "6688ca12bec4e37f7ac6cdbb",
"name": "externalimg_1720240643507_1720240514574_image_2.jpeg",
"path": "cases/66867faca403df7f574e50ff/
externalimg_1720240643507_1720240514574_image_2.jpeg",
"orientation": "landscape"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "6688ca12bec4e37f7ac6cdbc",
"name": "externalimg_1720240644231_1720240514574_image_3.jpeg",
"path": "cases/66867faca403df7f574e50ff/
externalimg_1720240644231_1720240514574_image_3.jpeg",
"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
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    "_id": "6688ca12bec4e37f7ac6cdbc",
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    "orientation": "landscape"
  },
  {
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    "status": false,
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    "name": "externallmg_1720240648460_1720240514574_image_5.jpeg",
    "path": "cases/66867faca403df7f574e50ff/
externallmg_1720240648460_1720240514574_image_5.jpeg",
    "orientation": "portrait"
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