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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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"branch": {
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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,
Country - India.\r\n\r\n\r\n\r\n",
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  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
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  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
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  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "label": true
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  "value": "",
  "label": false
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  "value": "Thane (West)",
  "label": false
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    "label": "Proposed RCC SLab"
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    "value": "Proposed_Teak_wood_door_frame_with_flush_doors"
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  "windows": {
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    "value": "Proposed_Powder_coated_aluminium_sliding_windows"
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  "label": "No"
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  "west": "Open Plot",
  "south": "Cremation ground",
  "east": "Open Plot"
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"asPerDocumentAgreement": {
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  "west": "40 Mtrs. Kolshet Road ",
  "south": "Village Road & Tank ",
  "east": "Thane Creek "
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    "east": "Building is under construction ",
    "south": "Building is under construction ",
    "west": "Building is under construction "
  },
  "asPerDocument": {
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    "east": "Flat No. 703",
    "south": "Lift ",
    "west": "Flat No. 701"
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"taxies": {
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"privateCars": {
  "title": "Private Cars"
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"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. S05 / 0096 / 15 / TMC / TDD / 3971 / 22 dated 16.02.2022 issued by Thane Municipal Corporation. ",
"approvePlanVerified": "Yes ",
"empanelledOfApprovePlan": "Building is under construction ",
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"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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  "salvageValue": "",
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  "depreciatedCostOfConstruction": "18000.00",
  "depreciatedBuildingRate": "2500"
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  "landRate": "20000",
  "igrImage": "cases/669f96d698649b7c2c336846/igr_1721911114229_Image.png",
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per TMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Details not available "
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"marketability": {
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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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  "label": "Proposed, Yes"
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  "value": "InProgress"
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  "label": "Plain Looking"
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"dateOfConstruction": {
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  "year": "2028",
  "fullDate": "1/1/2028"
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  "label": "Proposed R.C.C Framed Structure"
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  "label": "Proposed R.C.C. Foundation"
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  "value": "Building_is_under_construction_"
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  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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  "label": "Proposed, Yes"
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  "value": "Building_is_under_construction_"
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  "value": "Building_is_under_construction_"
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  "label": "Yes"
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  "value": "Building_Under_Construction"
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  "label": "Yes"
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"provisionOfFirefighting": {
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  "ageOfBuilding": "0",
  "noOfBasement": "0",
  "noOfPodium": "7",
  "noOfAmenityFloors": "0",
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  "flatFloorNo": "7",
  "noOfLifts": "8",
  "noOfDwellingUnitsInBuilding": "12"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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routeMap_1721971895801_Image.png",
    "routeLat": "19.239086",
    "routeLng": "72.992874",
    "stationName": "Thane ",
    "routeDistance": "7.1 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
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],
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "extraCollapsibleGatesQty": "0",
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  "finaltotal": "7020000.00",
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  "realizableValuePercentage": "98",
  "bookValue": "0",
}
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"finalValue": "7020000.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "9",
    "percentage": "6.206896551724139",
    "isHideFloor": false,
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"status": false
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  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
}
},
"guidelineDetails": {
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"reportImages": {
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    "orientation": "landscape"
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externallmg_1721902036989_image.jpeg",
    "orientation": "landscape"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "16617.00",
    "max": "19694.00"
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  "builtUpRateRange": {
    "min": "15106.00",
    "max": "17759.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
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    "quantity": "0.00",
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  "status": true,
  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
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  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
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  "ratePerUnit": "",
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  "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,
```



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"COMPLETED": false
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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "390.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "669f96d698649b7c2c336846",
"ownerName": "Mr. Rahul Kumar Rai, Mr. Atul H. Rai & Mrs. Suman H. Rai ",
"ownerPhoneNo": "8652383369",
"appAddress": "Flat no. 702, 7th Floor, Tower - D, Codename Enchanted, Kolshet
Thane",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "26/08/2022",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Runwal Constructions ",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Rahul Kumar Rai, Mr. Atul H. Rai & Mrs. Suman H. Rai ",
      "number": {
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    "value": "No",
    "label": "No"
  },
  "No": "14121 / 2022"
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"fileName":
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{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "16/02/2022",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "S05 / 0096 / 15 / TMC / TDD / 3971 / 22"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1721969675154_1721911153306_Plan.pdf",
  "path": "cases/669f96d698649b7c2c336846/
document_1721969675154_1721911153306_Plan.pdf",
  "id": "889839",
  "uploadedBy": "62fe044a48a26047e6552796",
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "16/02/2022",
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"number": {
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  "label": "No"
},
"No": "S05 / 0096 / 15 / TMC / TDD / 3971 / 22"
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Jul 26 2024 10:25:19 GMT+0530 (India Standard Time)"
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    "label": "RERA Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700033799"
},
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"displayStatus": false,
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"id": "772424",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Jul 26 2024 10:26:17 GMT+0530 (India Standard Time)"
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"caseNumber": "010113",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "147730",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Jul 23 2024 17:11:10 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rahul Kumar Rai, Mr. Atul H. Rai & Mrs. Suman H. Rai ",
    "phone": "8652383369",
    "ownershipShare": "",
    "email": "",
    "id": "845178"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "66a2238ed45eb4344309a0d2",
    "area": "425",
    "providedByName": "Rahul Kumar Rai Arul H Rai And Suman H Rai",
    "providedByContactNo": "8652383369"
  }
],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
```

```
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "894672",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "390",
  "squareMeterArea": "36.23",
  "docFinalBuiltUp": "429",
  "docFinalBuiltUpSquareMeter": "39.852999999999994",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "391.00",
      "squareMeterArea": "36.33",
      "expectedRate": "19693.09",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "469.20",
      "squareMeterArea": "43.59",
      "expectedRate": "16410.91",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "66a2478abc6e5d340a0aa95b",
  "property": "Residential Flat",
  "area": "391",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
```

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"expectedPrice": "7700000",
"expectedRate": "19693.09",
"builtUpExpectedRate": "16410.91",
"image": "cases/669f96d698649b7c2c336846/
indicator_1721910873755_Image.png",
"squareMeter": "36.33",
"id": "107016"
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{
  "carpetArea": {
    "area": "430.00",
    "squareMeterArea": "39.95",
    "expectedRate": "19534.88",
    "percentage": ""
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  "builtUpArea": {
    "area": "473.00",
    "squareMeterArea": "43.94",
    "expectedRate": "17758.99",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "area": "430",
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
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  "expectedRate": "19534.88",
  "builtUpExpectedRate": "17758.99",
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  "squareMeter": "39.95",
  "id": "427976"
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"carpetArea": {
  "area": "594.00",
  "squareMeterArea": "55.18",
  "expectedRate": "16616.47",
  "percentage": ""
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"builtUpArea": {
  "area": "653.40",
  "squareMeterArea": "60.70",
  "expectedRate": "15105.88",
  "percentage": "10"
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"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printInReport": true,
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"property": "Residential Flat",
"area": "594",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "9870181",
"expectedRate": "16616.47",
"builtUpExpectedRate": "15105.88",
"image": "cases/669f96d698649b7c2c336846/
indicator_1721910986465_Image.png",
"squareMeter": "55.18",
"id": "918574"
}
],
"externalImages": [
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  "status": false,
  "_id": "66a223db197cde340b3ed072",
  "name": "externalimg_1721902036989_image.jpeg",
  "path": "cases/669f96d698649b7c2c336846/
externalimg_1721902036989_image.jpeg",
  "orientation": "landscape"
}
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externalImg_1721902038494_image.jpeg",
      "orientation": "portrait"
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  ],
  "externalDocuments": [],
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      "filename": "1721911153249_Calculation_Sheet_NEW.xlsx",
      "path": "cases/669f96d698649b7c2c336846/
processingDocuments/1721911153249_Calculation_Sheet_NEW.xlsx",
      "size": "1629602",
      "createdAt": "Thu Jul 25 2024 18:09:13 GMT+0530 (India Standard Time)",
      "uploadedBy": "64cde526dc9f3034f3fefa49"
    },
    {
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      "filename": "1721911153285_CC.pdf",
      "path": "cases/669f96d698649b7c2c336846/
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      "size": "907927",
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      "uploadedBy": "64cde526dc9f3034f3fefa49"
    },
    {
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      "filename": "1721911153306_Plan.pdf",
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      "size": "1004811",
      "createdAt": "Thu Jul 25 2024 18:09:13 GMT+0530 (India Standard Time)",
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  ],
  "leadRemarks": [],
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  "remarks": [],
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  "updatedAt": "2024-07-26T05:32:53.256Z",
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"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
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"fullAddress": "Residential Flat No. D-702, 7th Floor, Wing - D, Code Name -
Enchanted, Village - Kolshet, Thane (West), Taluka - Thane , District - Thane , PIN -
400 607, State - Maharashtra, Country - India",
"updatedBy": "62fe044a48a26047e6552796",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Miss. Simran Singh ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Customer Relationship Manager ",
"siteVisitContactNo": "7738622552",
"briefDescOfProperty": "",
"carpetTotal": "0.00",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0",
"siteVisitDate": "2024-07-25",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 390.00",
"flatRate": "18000",
"landOtherRate": "15500",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"extendOfSiteRemark": "",
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"finalSalableArea": "0.00",
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```

"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": "",
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    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
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},
"reportGeneratedDate": "Fri Jul 26 2024 10:16:46 GMT+0530 (India Standard Time)"
}

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Other			
Composition :			