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{
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    "firstName": "Rohan ",
    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@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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  "initial": "SBI",
  "remark": "Temp",
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  "mobileNo": "02225046265",
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L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
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  "label": "Land & Building / Immovable Property"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
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  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "prajakta@vastukala.org",
  "lastName": "Patil",
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  "designation": "",
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  "designation": "",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "label": false
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  "value": "Thane (West)",
  "label": false
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  "flooring": {
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    "value": "Proposed_Vitrified_tiles_flooring"
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    "value": "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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  "label": "Proposed Concealed plumbing with C.P. fixtures. Proposed Electrical wiring with Concealed."
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"finishing": {
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  "label": "Building Under Construction"
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    "value": "MiddleClass"
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  "populationGroupList": {
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    "value": "Urban"
  },
  "townplanApprovedByList": {
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    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Overhead Water Tank & Kavyadhara Building",
    "south": "Open Plot",
    "east": "Under Construction Building"
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  "asPerDocumentAgreement": {
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    "east": "Details not available"
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"unitBoundaries": {
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    "west": "Marginal Space"
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  "asPerDocument": {
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    "east": "Flat No. 3203",
    "south": "Staircase & Passage",
    "west": "Marginal Space"
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "As per Sale Plan attached to the agreement, the composition of Residential Flat will be 3 Bedrooms + Living Room + Dining + Kitchen + 3 Toilets + Deck Area + Passage.",
"dateOfIssusApprovePlan": "Copy of Approved Plan were not provided and not verified",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
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}
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  "rate": "116300",
  "landRate": "37500",
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  "squareFeetGuideLineRate": "12966.00"
},
"igrFinalRate": {
  "floorRatePercentage": "20",
  "depreciationPercentage": "0",
  "rate": "116300.00",
  "squareMeterGuideLineRate": "139560.00",
  "squareFeetGuideLineRate": "12966.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "45,000/- 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",
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  "tenantName": "",
  "maintenanceOfFlat": "Building Under Construction"
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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  "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": {
    "label": "Proposed Municipal Water Supply",
    "value": "Proposed_Municipal_Water_Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
  },
  "carParking": "Proposed One independent Car Parking Space bearing No.
GASC4AC00025 located on Level 4A (Floor 6th)",
  "constructionWorkStatus": {
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    "value": "InProgress"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2028",
    "fullDate": "1/1/2028"
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  "planningArea": {
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    "value": "Residential"
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"typeOfStructure": {
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  "value": "R.C.C._Framed_Structure"
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "value": "Building_is_under_construction_"
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"materialUsedList": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "label": "Building Under Construction",
  "value": "Building_Under_Construction"
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"appearanceOfTheBuilding": {
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  "value": "Building_is_under_construction_"
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"maintenanceOfTheBuilding": {
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"visibleDamageInBuilding": {
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  "value": "Building_Under_Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
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"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"groundStilt": {
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  "value": "ground"
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"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "42",
"flatFloorNo": "32",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
  "area": "880.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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    "routeLat": "19.228545",
    "routeLng": "72.983130",
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"stationName": "Thane",
"routeDistance": "5.2 Km.",
"routeStation": {
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"finalLatLng": {
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    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "iui5ie",
    "name": "iui5ie",
    "image": "cases/66c5b2a3da840b1214ca72fb/
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  }
]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
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  "showcasesRate": "0",
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  "superfineFinishRate": "0",
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"finalValue": "18000000.00"
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"outward": {
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  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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"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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  "isHideFloor": false,
  "status": true
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"externalBrickWork": {
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  "floorsCompleted": "",
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"externalPainting": {
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  "status": false
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  "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "landscape"
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      "orientation": "landscape"
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  "societyNameBoardImage": [],
  "compositionImages": []
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    "max": "22825.00"
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  "builtUpRateRange": {
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    "max": "20750.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
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    "estimatedValue": "0.00",
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},
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "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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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66c5b2a3da840b1214ca72fb",
"ownerName": "Mrs. Shweta Mayuresh Ghosalkar, Mr. Mayuresh Ganesh Ghosalkar &
Mrs. Darshani Ganesh Ghosalkar",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 3202, 32th Floor, Tower 2, Godrej Ascend Phase 1, Thane",
"remark": "Same Building.\nRate verify & Maker - Prajakta Madam ",
"documents": [
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
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      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "Godrej Properties Limited",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mrs. Shweta Mayuresh Ghosalkar, Mr. Mayuresh Ganesh Ghosalkar
& Mrs. Darshani Ganesh Ghosalkar",
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"number": {
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  "label": "Document No"
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"Document_No": "12196/2023"
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"path": "cases/66c5b2a3da840b1214ca72fb/document_1724232298341_17242322
96945_Godrej_AGREEMENT_Mrs_Shweta_Mayuresh_Ghosalkar.pdf",
"fileName": "document_1724232298341_1724232296945_Godrej_AGREEMENT_M
rs_Shweta_Mayuresh_Ghosalkar.pdf"
},
{
  "documentType": {
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    "label": "RERA Certificate"
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  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
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      "label": "Document No"
    },
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  "displayStatus": true,
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  "path": "cases/66c5b2a3da840b1214ca72fb/
document_1724412842067_79370.pdf",
  "id": "427977",
  "uploadedBy": "627221f4afd7d55eddeddcb4",
  "createdAt": "Fri Aug 23 2024 17:04:02 GMT+0530 (India Standard Time)"
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    "label": "Commencement Certificate"
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  "inputs": {
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  "label": "Thane Municipal Corporation"
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  "value": "Document_No",
  "label": "Document No"
},
"Document_No": "V.P. No. S05/ 0194 / 19 - TMC / TDD / 4351 / 23"
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"id": "999832",
"uploadedBy": "627221f4afd7d55eddeddcb4",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Aug 21 2024 14:55:55 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Shweta Mayuresh Ghosalkar, Mr. Mayuresh Ganesh Ghosalkar &
Mrs. Darshani Ganesh Ghosalkar",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "664915"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
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    "value": "Carpet"
  },
  "providedBy": {
    "label": "Owner",
    "value": "Owner"
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  "_id": "66c76b990f117327db747610",
  "area": "754",
  "providedByName": "Shweta Mayuresh Ghosalkar Mayuresh Ganesh Ghosalkar
And Darshani Mayur Ghosalkar",
  "providedByContactNo": "0000000000"
}
],
"composition": [
  {
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      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "718635",
    "name": "Living Room",
    "length": "1.00",
    "length1": "1",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "1.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "1.00"
  }
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"otherComposition": [],
"externalReport": [],
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  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
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      "label": "Square Feet"
    },
    "id": "572340",
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"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "800",
"squareMeterArea": "74.32",
"docFinalBuiltUp": "880.00",
"docFinalBuiltUpSquareMeter": "81.75",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00"
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"expectedRate": "22824.72",
"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "81.04",
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"percentage": "10"
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"saleableArea": {
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"expectedRate": "0.00",
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"expectedPrice": "18100000",
"expectedRate": "22824.72",
"builtUpExpectedRate": "20749.74",
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"squareMeter": "73.67",
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{
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  "builtUpArea": {
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    "squareMeterArea": "80.63",
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    "percentage": "10"
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    "percentage": ""
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  "areaType": "Carpet",
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  "builtUpExpectedRate": "20048.39",
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    "expectedRate": "22156.87",
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  "percentage": "10"
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"saleableArea": {
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  "expectedRate": "0.00",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "17703338",
"expectedRate": "22156.87",
"builtUpExpectedRate": "20142.61",
"image": "cases/66c5b2a3da840b1214ca72fb/
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"squareMeter": "74.23",
"id": "185489"
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  "carpetArea": {
    "area": "918.00",
    "squareMeterArea": "85.29",
    "expectedRate": "21836.39",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1009.80",
    "squareMeterArea": "93.81",
    "expectedRate": "19851.26",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
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    "expectedRate": "0.00",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
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  "expectedRate": "21836.39",
  "builtUpExpectedRate": "19851.26",
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  "id": "807836"
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    "path": "cases/66c5b2a3da840b1214ca72fb/
externalImg_1724345311178_image.jpeg",
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/66c5b2a3da840b1214ca72fb/
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    "status": false,
    "_id": "66c76cb4da840b1214cb8903",
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    "orientation": "landscape"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66c76cb4da840b1214cb8904",
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    "path": "cases/66c5b2a3da840b1214ca72fb/
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    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
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externalImg_1724411311652_WhatsApp_Image_20240823_at_22159_PM.jpeg",
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"externalDocuments": [],
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"__v": 0,
"assignmentType": {
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 3202, 32nd Floor, Building No Tower - 2, Godrej
Ascend Phase 1, Village - Balkum & Dhokali, Thane (West), Taluka - Thane, District -
Thane, PIN Code - 400 607, State - Maharashtra, India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Eliza",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Site Person",
"siteVisitContactNo": "8828473387",
"briefDescOfProperty": "Living Room",
"carpetTotal": "1",
"finalMeasurementType": "Sq. Ft.",
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"siteVisitDate": "2024-08-22",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 800.00",
"flatRate": "22500",
"landOtherRate": "19500",
"shopDetails": {
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    "value": "Independent_Building"
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  "mall": false
},
"landDetails": {
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    "value": "Free_Hold"
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    "leaseRent": "",
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    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"finalSaleablePercentage": "0",
"builtupPercentage": "10",
"extendOfSiteRemark": "\nCarpet Area in Sq. Ft. = 755.00\nExclusive Area in Sq. Ft. =
45.00\nTotal Carpet Area in Sq. Ft. = 800.00\n(Area as per Agreement for Sale)\n",
"finalBuiltupArea": "1.10",
"finalCarpetArea": "1.00",
"finalSalableArea": "1.21",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": ""
}
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Name	Length	Width	Total
Composition :			
Living Room	1'00"	1'00"	1.00
Other Composition :			