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    "RVDSValues": false,
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  "creditOfficer": {
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    "firstName": "Arjun Ramchandra Narayankar",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b942310e4",
    "email": "0_default_arjun.n@sbi.co.in",
    "mobileNo": "0_DEFAULT_-",
    "workMobileNo": "0_DEFAULT_91-9930242491"
  },
  "fees": {
    "type": "fixed",
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"_id": "643a5702108b68389ed72f71",
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"address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
"city": "Mumbai"
},
"client": {
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  "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",
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  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "value": "Residential"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "role": "SITEENGINEER",
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  "email": "dasrat.jaiswar1234@gmail.com",
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  "mobileNo": "9987305468",
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  "workWithDocumentMaker": ""
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
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        "label": "Registered Valuer"
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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"fatherName": "Baburao"
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  "value": "BANK"
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    {
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      "remark": ""
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  "schedule": []
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"externalReportDetails": {
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  "underConstruction": false
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    "label": false
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    "label": true
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  "label": true
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"label": true
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  "value": "",
  "label": false
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  "value": "B",
  "label": true
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  "label": false
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  "key": "GUTNo",
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  "value": "",
  "label": false
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  "roof": {
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    "label": "R.C.C. slab"
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  "flooring": {
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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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  "finishing": {
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"townplanApprovedByList": {
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  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "west": "Mahavir Jyot CHSL / Neelkant Chhaya CHSL ",
  "south": "Park View Garden",
  "east": "Ashwin Building"
},
"asPerDocumentAgreement": {
  "north": "Vallabh Baug Lane Road",
  "west": "Plot No. 353-29",
  "south": "Garden",
  "east": "Plot No. 353-33"
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"unitBoundaries": {
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    "east": "External Site Visit Only",
    "south": "External Site Visit Only",
    "west": "External Site Visit Only"
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  "asPerDocument": {
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    "east": "Lift Lobby",
    "south": "Marginal Space",
    "west": "Marginal Space"
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    "privateCars": {
      "title": "Private Cars"
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  "extraDetailOfProperty": "As per Approved Building Plan, the composition of residential flat is Living / Dining Area + Pooja Room + 4 Bedrooms + Kitchen + 4 Toilets + Study + Passage + Balcony (i.e. 4.5 BHK with 4 Toilets).",
  "dateOfIssusApprovePlan": "Copy of Approved Building Plan No. P-3893/2019/ (353/30 And Other)/N Ward/FP dated 22.05.2024 issued by Municipal Corporation of Greater Mumbai (MCGM) - Downloaded from RERA Website\n",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"compositeRate": {
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  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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  "landRate": "67380",
  "igrImage": "cases/66f41e02fcad932b0b14418f/igr_1727521633949_Image.png",
  "squareMeterGuideLineRate": "160886.00",
  "squareFeetGuideLineRate": "14947.00"
}

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"igrFinalRate": {
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  "squareFeetGuideLineRate": "14947.00"
},
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "External_Site_Visit_Only",
    "label": "External Site Visit Only"
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  "monthlyRent": "1,60,000/- (Expected rental income per month)",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "External site visit only"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "roof": {
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  },
  "partitions": {
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "4 Car Parking Space",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2024",
"fullDate": "1/1/2024"
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"planningArea": {
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"label": "Residential"
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"label": "R.C.C. Framed Structure"
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"label": "R.C.C. Foundation"
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"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
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"maintenanceOfTheBuilding": {
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  "label": "New Building"
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"maintenanceIssues": {
  "value": "New_Building",
  "label": "New Building"
},
"visibleDamageInBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
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"label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "",
"noOfPodium": "4",
"noOfAmenityFloors": "",
"noOfFloors": "16",
"flatFloorNo": "15",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "2082.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1727499019881_Image.png",
    "routeLat": "19.078788",
    "routeLng": "72.909018",
    "stationName": "Ghatkopar",
    "routeDistance": "850m",
    "routeStation": {
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      "label": "Metro Station"
    }
  }
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  "type": "Point"
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routeMap_1727498849262_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "interiorDecorationsQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"outward": {
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  "number": "2308434",
  "dayCount": "5",
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  "generatedBy": "60f915d3f3dd69653a592199"
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"rateVerify": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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    "status": false
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    "status": false
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}
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "status": false
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  "status": false
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  "status": false
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  "status": false
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      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "portrait"
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    "orientation": "portrait"
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  {
    "status": false,
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    "path": "cases/66f41e02fcad932b0b14418f/
externallmg_1727520101956_1727520098092_image_6.jpeg",
    "orientation": "portrait"
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171_image_4.jpeg",
    "path": "cases/66f41e02fcad932b0b14418f/externallmg_1727498616605_externall
mg_1727435528290_1727435524171_image_4.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "39409.00"
  },
  "builtUpRateRange": {
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    "max": "32841.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"quantity": "0.00",
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"status": true,
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  "isEditable": true
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  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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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  "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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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
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"PRINT": false,
"SIGN": false,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
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  "value": "LEAD"
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"isExternalReport": false,
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"finalValuationArea": "1893.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mrs. Nipa Jatin Bhuta",
"ownerPhoneNo": "9930370885",
"appAddress": "Flat no. 1507/1508, 15th Floor, Ashar Titen, GHatkopar East ",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "18/09/2023",
      "remark": "(5 Pages from document)",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Ashar Realtors",
    }
  }
]
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"to": {
  "value": "Purchasers",
  "label": "Purchasers"
},
"Purchasers": "Mrs. Nipa Jatin Bhuta & Mr. Jatin Suresh Bhuta",
"number": {
  "value": "Registration_No",
  "label": "Registration No"
},
"Registration_No": "18742/2023"
},
"isHardCopy": false,
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{
  "documentType": {
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    "label": "Full Occupation Certificate"
  },
  "inputs": {
    "documentDate": "03/09/2024",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " P-3893/2019/(353)/30 And Other)/N Ward/FP/OCC/1/New"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "400200",
  "path": "cases/66f41e02fcad932b0b14418f/document_1727500116045_OC.pdf",
  "fileName": "document_1727500116045_OC.pdf"
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    "label": "RERA Certificate"
  },
  "inputs": {
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"documentDate": "15/06/2022",
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  "label": "Maharashtra Real Estate Regulatory Authority"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": " P51800045812"
},
"isHardCopy": false,
"displayStatus": false,
"id": "677842",
"path": "cases/66f41e02fcad932b0b14418f/
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"fileName": "document_1727523841329_RERA_Certificate.pdf"
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{
  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "18/06/2024",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " P-3893/2019/(353/30 And Other)/N Ward/FP/FCC/3/Amend "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "783480",
  "path": "cases/66f41e02fcad932b0b14418f/document_1727527293954_CC3.pdf",
  "fileName": "document_1727527293954_CC3.pdf"
},
{
  "documentType": {
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    "label": "Approved Building Plan"
  },
}
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"inputs": {
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  "nameOfApprovingAuthority": {
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    "label": "Municipal Corporation of Greater Mumbai"
  },
  "remark": "(Downloaded from RERA Website)",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " P-3893/2019/(353/30 And Other)/N Ward/FP"
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document_1727529936620_10_to_16_Floor_Plan.pdf",
"fileName": "document_1727529936620_10_to_16_Floor_Plan.pdf"
}
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"caseNumber": "011482",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "id": "577046",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Sep 25 2024 19:58:18 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Nipa Jatin Bhuta",
    "phone": "9930370885",
    "ownershipShare": "",
    "email": "",
    "id": "110197"
  },
  {
    "name": "Mr. Jatin Suresh Bhuta",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "635527"
  }
]
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],
"proposePurchasers": [],
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"composition": [],
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"externalReport": [],
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "1893",
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    "docFinalBuiltUp": "2082.3",
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    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
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      "squareMeterArea": "286.33",
      "expectedRate": "30997.32",
      "percentage": ""
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    "builtUpArea": {
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      "squareMeterArea": "314.96",
      "expectedRate": "28179.38",
      "percentage": "10"
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    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
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    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "Ashar Titan, Ghatkopar East",
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  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "15",
  "source": "Index_no.2",
  "expectedPrice": "95533729",
  "expectedRate": "30997.32",
  "builtUpExpectedRate": "28179.38",
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  "squareMeter": "286.33",
  "id": "105741"
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  "carpetArea": {
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    "squareMeterArea": "89.09",
    "expectedRate": "30093.85",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1054.90",
    "squareMeterArea": "98.00",
    "expectedRate": "27358.04",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Ashar Titan, Ghatkopar East",
  "area": "959",
  "builtUpPercentage": "10",
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"source": "Index_no.2",
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"expectedRate": "30093.85",
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indicator_1727521102023_Image.png",
"squareMeter": "89.09",
"id": "731957"
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"carpetArea": {
"area": "1395.00",
"squareMeterArea": "129.60",
"expectedRate": "29939.33",
"percentage": ""
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"builtUpArea": {
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"squareMeterArea": "142.56",
"expectedRate": "27217.57",
"percentage": "10"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"area": "1395",
"builtUpPercentage": "10",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "13",
"source": "Index_no.2",
"expectedPrice": "41765359",
"expectedRate": "29939.33",
"builtUpExpectedRate": "27217.57",
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"squareMeter": "129.60",
"id": "521986"
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{
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    "area": "1015.00",
    "squareMeterArea": "94.30",
    "expectedRate": "39408.87",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "113.16",
    "expectedRate": "32840.72",
    "percentage": "20"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "9",
  "source": "https://www.99acres.com/",
  "expectedPrice": "40000000",
  "expectedRate": "39408.87",
  "builtUpExpectedRate": "32840.72",
  "image": "cases/66f41e02fcad932b0b14418f/
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  "squareMeter": "94.30",
  "id": "907392"
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71_image_0.jpeg",
    "path": "cases/66f41e02fcad932b0b14418f/externallmg_1727498616594_externall
mg_1727435528260_1727435524171_image_0.jpeg",
    "orientation": "portrait"
  },
  {
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Plot No. 353/30, 31 & 32, T.P.S. No. III, Vallabh Baug Lane, Village - Ghatkopar Kiroi,
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Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (East), Mumbai, PIN - 400 077,
State - Maharashtra, India",

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