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{
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    "RVDSValues": false,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b7f7"
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    "firstName": "Swarup",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b942312bd",
    "email": "1racpcghatkopar.sanctions@sbi.co.in",
    "mobileNo": "-",
    "workMobileNo": "8668951779",
    "lastName": " Shivane"
  },
  "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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  "initial": "SBI",
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  "name": "RACPC Ghatkopar (West)",
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  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
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  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
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"email": "shilvanta_pratibha@yahoo.co.in",
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  {
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    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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        "label": "Chartered Engineer"
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  "fatherName": "Baburao"
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  "value": "",
  "label": true
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  "label": true
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  "value": "356 (Part)",
  "label": true
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"value": "",
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  "value": "2202",
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  "label": false
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  "value": "",
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  "townplanApprovedByList": {
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  "whetherCoveredUnderAnyState": {
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    "west": "Road Number 1",
    "south": "Asmita Law College",
    "east": "Bhakti Marg"
  },
  "asPerDocumentAgreement": {
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    "west": "18.30 Wide Road Bldg. 138",
    "south": "Mumbai Primary School",
    "east": "Building No. 82 & 83"
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  "unitBoundaries": {
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      "east": "Building is under construction",
      "south": "Building is under construction",
      "west": "Building is under construction"
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    "asPerDocument": {
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      "east": "Flat No. 2201",
      "south": "Marginal Space",
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"west": "Flat No. 2203"
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
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},
"extraDetailOfProperty": "As per brochure, the composition of flat will be 1 Bedroom
+ Living Room + Kitchen + 2 Toilets + Passage. (i.e. 1BHK with 2 Toilets).",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No.MHADA / 9 / 1069/
2022 Dated 24.11.2022 issued by MHADA",
"approvePlanVerified": "Building is under construction",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"squareMeterGuideLineRate": "160805.00",
"squareFeetGuideLineRate": "14939.00"
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"igrFinalRate": {
  "floorRatePercentage": "15",
  "depreciationPercentage": "0",
  "rate": "139830.00",
  "squareMeterGuideLineRate": "160805.00",
  "squareFeetGuideLineRate": "14939.00"
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "monthlyRent": "N.A.",
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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 Local norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
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"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "Proposed 6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "carParking": "Proposed Open / Covered Parking",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
  },
  "planningArea": {
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    "label": "Residential"
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    "label": "Proposed R.C.C Framed Structure"
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  "typeOfFoundation": {
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  "qualityOfConstruction": {
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"label": "Building Under Construction"
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  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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"systemOfAirConditioning": {
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  "label": "Building Under Construction"
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"provisionOfFirefighting": {
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"groundStilt": {
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  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "Approx.",
  "label": "Approx."
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
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"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "22",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "7"
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"finalPlinthArea": {
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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    "routeLng": "72.938959",
    "stationName": "Vikhroli",
    "routeDistance": "2.2 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
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},
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    "name": "eu5zjr",
    "image": "cases/672dc1ac0db8518c410fc642/
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"valuation": {
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    "totalFairMarketValue": ""
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  "kitchenArrangementsQty": "0",
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"outward": {
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  "dayCount": "5",
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "24",
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    "isHideFloor": false,
    "status": true
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"percentage": "2.48",
"isHideFloor": false,
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"externalPlastering": {
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"floorsCompleted": "24",
"percentage": "3.50",
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"floorsCompleted": "",
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"status": true
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"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "7.08",
"isHideFloor": false,
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  "status": true
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  "status": true
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "status": true
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  "floorsCompleted": "",
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  "status": true
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"workCompleted": {
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    "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
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      "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": []
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    "max": "20532.00"
  },
  "builtUpRateRange": {
    "min": "15675.00",
    "max": "18665.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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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
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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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  "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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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "estimatedValue": "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",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
  "SITE_INSPECTION": true,
  "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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"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "414.00",
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  "SME/TCC/38/IBBI/3"
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"isAdvanceInvoice": false,
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"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
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"paymentIds": [],
"_id": "672dc1ac0db8518c410fc642",
"ownerName": "Mr. Abhijit Roy & Mrs. Chitra Roy Aich",
"ownerPhoneNo": "9903481889",
"appAddress": "Flat no. 2202, 22nd Floor, Adityaraj Prime, Building no. 81,
Kannamwar nagar Adishakti CHS, Vikhroli East ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1254aa6d152c1801b326",
      "label": "Agreement For Sale"
    },
    "inputs": {
      "documentDate": "14/02/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Adityaraj Builders and Promoters",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Abhijit Roy & Mrs. Chitra Roy Aich",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "3379 / 2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "702546",
    "path": "cases/672dc1ac0db8518c410fc642/
document_1731051920028_1731051918490_abhijit_Roy.pdf",
    "fileName": "document_1731051920028_1731051918490_abhijit_Roy.pdf"
  },
  {
    "documentType": {
      "value": "60ae129faa6d152c1801b47d",
      "label": "RERA Certificate"
    }
  }
]
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},
"inputs": {
  "documentDate": "06/06/2022",
  "nameOfApprovingAuthority": {
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    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "P51800045695"
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"displayStatus": true,
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{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "16/10/2023",
    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MH/EE/(BP)/GM/MHADA-9/1069/2023/FCC/2/Amend"
  },
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/672dc1ac0db8518c410fc642/
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  "id": "621163",
  "uploadedBy": "627222afafd7d55eddeddd82",
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"createdAt": "Wed Nov 13 2024 04:46:33 GMT+0000 (Coordinated Universal Time)"
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    "label": "Approved Building Plan"
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  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "MHADA / 9 / 1069/ 2022 "
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"isHardCopy": false,
"displayStatus": true,
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"id": "817492",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Wed Nov 13 2024 04:48:17 GMT+0000 (Coordinated Universal Time)"
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],
"caseNumber": "012248",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "387205",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Nov 08 2024 07:45:48 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Abhijit Roy & Mrs. Chitra Roy Aich",
    "phone": "9903481889",
    "ownershipShare": "",
    "email": "",
    "id": "197481"
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],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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      "label": " Agreement",
      "value": "652d16a0316e1359cebd3c15"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "38.46",
    "totalAreaDocument": "414",
    "docBultupPercentage": "10",
    "docFinalBultUp": "455.40",
    "docFinalBultUpSquareMeter": "42.31",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "831575"
  }
],
"images": [],
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      "squareMeterArea": "50.17",
      "expectedRate": "20370.37",
      "percentage": ""
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    "bultUpArea": {
      "area": "594.00",
      "squareMeterArea": "55.18",
      "expectedRate": "18518.52",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",

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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"expectedPrice": "11000000",
"expectedRate": "20370.37",
"builtUpExpectedRate": "18518.52",
"image": "cases/672dc1ac0db8518c410fc642/
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"squareMeter": "50.17",
"id": "699247"
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"area": "414.00",
"squareMeterArea": "38.46",
"expectedRate": "20531.40",
"percentage": ""
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"builtUpArea": {
"area": "455.40",
"squareMeterArea": "42.31",
"expectedRate": "18664.91",
"percentage": "10"
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"expectedRate": "0.00",
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"property": "Flat",
"area": "414",
"builtUpPercentage": "10",
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"floor": "",
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"expectedPrice": "8500000",
"expectedRate": "20531.40",
"builtUpExpectedRate": "18664.91",
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"squareMeter": "38.46",
"id": "954397"
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    "squareMeterArea": "38.46",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "42.31",
    "expectedRate": "15674.13",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Flat",
  "area": "414",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "7138000",
  "expectedRate": "17241.55",
  "builtUpExpectedRate": "15674.13",
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    "orientation": "portrait"
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  {
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    "status": false,
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    "orientation": "portrait"
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  {
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    "status": false,
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externallmg_1731228275572_1731228265864_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6730727d35f70de1cc7f941f",
    "name": "externallmg_1731228277012_1731228265864_image_3.jpeg",
    "path": "cases/672dc1ac0db8518c410fc642/
externallmg_1731228277012_1731228265864_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6730727d35f70de1cc7f9420",
    "name": "externallmg_1731228278537_1731228265864_image_4.jpeg",
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    "path": "cases/672dc1ac0db8518c410fc642/
externallmg_1731228278537_1731228265864_image_4.jpeg",
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  },
  {
    "type": "EXTERNAL_IMAGES",
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    "_id": "6730727d35f70de1cc7f9421",
    "name": "externallmg_1731228281348_1731228265864_image_5.jpeg",
    "path": "cases/672dc1ac0db8518c410fc642/
externallmg_1731228281348_1731228265864_image_5.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6730727d35f70de1cc7f9422",
    "name": "externallmg_1731228283343_1731228265864_image_6.jpeg",
    "path": "cases/672dc1ac0db8518c410fc642/
externallmg_1731228283343_1731228265864_image_6.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
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    "path": "cases/672dc1ac0db8518c410fc642/
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    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "6730724a35f70de1cc7f93ec",
    "name": "externallmg_1731228200064_1731228190491_image_2.jpeg",
    "path": "cases/672dc1ac0db8518c410fc642/
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"orientation": "portrait"
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Nagar Adishakti Co-op. Hsg. Soc. Ltd., Adityaraj Prime Project, Near Asmita College,
Kannamwar Nagar 2, Village - Hariyali , Taluka - Kurla, District - Mumbai Suburban,
Vikhroli (East), PIN Code – 400 083, State - Maharashtra, India",
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"email": "",
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"ownershipShare": "",
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"buildingServicesRate": "3000",
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"finalCarpetConvertToBuiltUpPer": "10",
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"siteVisitDate": "2024-11-09",
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"finalCarpetArea": "0.00",
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    "leaseTo": "",
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Universal Time)"
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Name	Length	Width	Total
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Other			
Composition :			