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    "firstName": "Uttam",
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    "_id": "64cb5e480faf29427aca80c8",
    "lastName": "Sanap",
    "mobileNo": "02225009143",
    "workMobileNo": "7028022330",
    "email": "racpc.ghatkopar@sbi.co.in"
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  "fees": {
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"expectedFees": null,
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  "shortName": "VCIPL/Mumbai",
  "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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  "remark": "Temp",
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"branch": {
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  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "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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    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
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    "role": "SITEENGINEER",
    "firstName": "Krishna",
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    "lastName": "Gawde",
    "mobileNo": "9821646373",
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    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Vinita",
    "email": "vinita.surve@vastukala.org",
    "lastName": "Surve",
    "mobileNo": "9820652818",
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    "label": true
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  "label": true
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  "value": "",
  "label": false
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  "label": true
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"key": "newSurveyNumber",
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  "label": true
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  "label": false
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  "value": "",
  "label": false
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"windows": {
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"label": "Mira Bhayander Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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"north": "JP North - Estella",
"west": "Apna Ghar Phase 2",
"south": "Open Plot",
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  "west": "Survey/Hissa Nos 117/2, 112/2pt & 24/3pt (As per RERA)",
  "south": "Survey/Hissa Nos. 116/1pt & 117/5pt (As per RERA)",
  "east": "60 Mtrs. Wide Proposed DP Road (As per RERA)"
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"unitBoundaries": {
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    "east": "External visit only",
    "south": "External visit only",
    "west": "External visit only"
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  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
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  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "As per RERA it is 1 BHK flat.",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received it may be assumed that the construction is as per Sanctioned Plan.\n\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
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  "compositions": []
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  "depreciatedCostOfConstruction": "18600.00",
  "depreciatedBuildingRate": "2800"
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  "landRate": "27700",
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  "squareMeterGuideLineRate": "111540.00",
  "squareFeetGuideLineRate": "10362.00"
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"igrFinalRate": {
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  "depreciationPercentage": "95",
  "rate": "9973.00",
  "squareMeterGuideLineRate": "107348.00",
  "squareFeetGuideLineRate": "9973.00"
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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"value": "External_Site_Visit_Only",
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"monthlyRent": "N.A",
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"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MBMC norms",
"tenantName": "",
"maintenanceOfFlat": "External site visit only"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered / Open Parking Space",
  "constructionWorkStatus": {
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    "label": "Completed"
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"label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
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  "value": "Residential",
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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"label": "No"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "",
"noOfPodium": "2",
"noOfAmenityFloors": "",
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"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "292.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
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"routeMap": {
  "routeMapDetail": {
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routeMap_1733132570490_Image.png",
    "routeLat": "19.281183",
    "routeLng": "72.888351",
    "stationName": "Mira Road",
    "routeDistance": "5.2 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
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    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
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      "name": "d3cxyi",
      "image": "cases/6746e740e077c54e532a4379/
routeMap_1733205591552_Image.png"
    }
  ]
},
"valuation": {
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}
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"totalkitchenArrangementsRate": "0",
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"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"othersQty": "0",
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"totalothersRate": "0",
"finaltotal": "4947600.00",
"distressValuePercentage": "70",
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  "generatedBy": "60f9147bf3dd69653a591e8c"
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"rateVerify": {
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"underConstruction": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
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  "status": false
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  "label": "Internal Brick Work",
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  "status": false
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"externalPainting": {
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"liftInstallation": {
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"status": false
},
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"floorsCompleted": "",
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"status": true
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"guidelineDetails": {
"finalGuidelineValue": "2918100.00",
"selectedBuildUpValue": "292.60",
"selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
"frontPageImages": [
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"status": false,
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"path": "cases/6746e740e077c54e532a4379/
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"orientation": "portrait"
}
],
"selfieWithSiteVisitImages": [
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  "orientation": "portrait"
}
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    "path": "cases/6746e740e077c54e532a4379/
externallmg_1733110627491_WhatsApp_Image_20241201_at_223312_1.jpeg",
    "orientation": "portrait"
  },
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    "path": "cases/6746e740e077c54e532a4379/
externallmg_1733110627460_WhatsApp_Image_20241201_at_223311_2.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "18334.00",
    "max": "19806.00"
  },
  "builtUpRateRange": {
    "min": "16667.00",
    "max": "18005.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
}
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"detailsOfValuation": {
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    "isEditable": true
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    "ratePerUnit": "0.00",
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    "status": true,
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    "quantity": "0.00",
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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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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "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,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": false,
"finalValuationArea": "266.00",
"empanelmentNo": [
  "SME/TCC/2021-22/85/13"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6746e740e077c54e532a4379",
"ownerName": "Jahmeel Ahmed Mohammeddin Choudhary",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no. 1605, 16th Floor, Wing - 4B, JP North Elara, Ghodbandar
Road, Mira road East ",
"remark": "",
"documents": [
  {
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      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "20/02/2020",
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"from": {
  "value": "Promoter",
  "label": "Promoter"
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"Promoter": "JP Infra realty Private Limited (Promoter 1), J P Infra Mumbai Private
Limited (Promoter 2) & Mrs. Sharda Jain (Promoter 3)",
"to": {
  "value": "Allottee",
  "label": "Allottee"
},
"Allottee": "Jahmeel Ahmed Mohammeddin Choudhary",
"number": {
  "value": "Registration_No",
  "label": "Registration No"
},
"Registration_No": "1549/"
},
"isHardCopy": false,
"displayStatus": true,
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"fileName": "document_1732701032976_jahmeel_choudhary_property_doc.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "09/09/2021",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " P51700007001"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "211021",
  "path": "cases/6746e740e077c54e532a4379/
document_1733135369446_P51700007001.pdf",
  "fileName": "document_1733135369446_P51700007001.pdf"
},
{
  "documentType": {
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"value": "60ae1247aa6d152c1801b2ea",
"label": "Commencement Certificate"
},
"inputs": {
  "documentDate": "23/08/2018",
  "nameOfApprovingAuthority": {
    "value": "Mira_Bhayander_Municipal_Corporation",
    "label": "Mira Bhayander Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " MB / MNP / NR / 3410 / 2018-19 "
},
"isHardCopy": false,
"displayStatus": false,
"id": "586526",
"path": "cases/6746e740e077c54e532a4379/document_1733135566526_2_Comme
ncement_Certificates__NA_Order_for_plotted_development.pdf",
"fileName": "document_1733135566526_2_Commencement_Certificates__NA_Or
der_for_plotted_development.pdf"
},
{
  "documentType": {
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "03/03/2021",
    "nameOfApprovingAuthority": {
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      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " MNP / NR / 3740 / 2020-21 "
  },
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  "displayStatus": false,
  "id": "131939",
  "path": "cases/6746e740e077c54e532a4379/document_1733135620015_1_Occupa
ncy_Certificate__Completion_Certificate__Architects_certificate_of_completion_for_plot
ted_development.pdf",
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"fileName": "document_1733135620015_1_Occupancy_Certificate__Completion_Certificate__Architects_certificate_of_completion_for_plotted_development.pdf"
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
{
  "id": "271960",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Wed Nov 27 2024 09:32:48 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
  "name": "Jahmeel Ahmed Mohammedin Choudhary",
  "phone": "0000000000",
  "ownershipShare": "",
  "email": "",
  "id": "350125"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "306560",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "266",
  "squareMeterArea": "24.71",
  "docFinalBuiltUp": "292.6",
  "docFinalBuiltUpSquareMeter": "27.181",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
}
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"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
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],
"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "300.00",
"squareMeterArea": "27.87",
"expectedRate": "18333.33",
"percentage": ""
},
"builtUpArea": {
"area": "330.00",
"squareMeterArea": "30.66",
"expectedRate": "16666.67",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printInReport": true,
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"property": "Flat",
"area": "300",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "5500000",
"expectedRate": "18333.33",
"builtUpExpectedRate": "16666.67",
"image": "cases/6746e740e077c54e532a4379/
indicator_1733203412864_Image.png",
"squareMeter": "27.87",
"id": "152305"
},
{
"carpetArea": {
"area": "652.00",
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"squareMeterArea": "60.57",
"expectedRate": "18404.91",
"percentage": ""
},
"builtUpArea": {
  "area": "717.20",
  "squareMeterArea": "66.63",
  "expectedRate": "16731.73",
  "percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "12000000",
"expectedRate": "18404.91",
"builtUpExpectedRate": "16731.73",
"image": "cases/6746e740e077c54e532a4379/
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"squareMeter": "60.57",
"id": "689805"
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{
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    "area": "266.00",
    "squareMeterArea": "24.71",
    "expectedRate": "18421.05",
    "percentage": ""
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  "builtUpArea": {
    "area": "292.60",
    "squareMeterArea": "27.18",
    "expectedRate": "16746.41",
    "percentage": "10"
  }
}
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},
"saleableArea": {
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  "expectedRate": "0.00",
  "percentage": ""
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"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "4900000",
"expectedRate": "18421.05",
"builtUpExpectedRate": "16746.41",
"image": "cases/6746e740e077c54e532a4379/
indicator_1733203692374_Image.png",
"squareMeter": "24.71",
"id": "734613"
},
{
  "carpetArea": {
    "area": "310.00",
    "squareMeterArea": "28.80",
    "expectedRate": "19805.29",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "341.00",
    "squareMeterArea": "31.68",
    "expectedRate": "18004.81",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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"area": "310",
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "6139639",
"expectedRate": "19805.29",
"builtUpExpectedRate": "18004.81",
"image": "cases/6746e740e077c54e532a4379/
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"squareMeter": "28.80",
"id": "379269"
}
],
"externallImages": [
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"status": false,
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"name":
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"path": "cases/6746e740e077c54e532a4379/
externallmg_1733110627417_WhatsApp_Image_20241201_at_223220.jpeg",
"orientation": "portrait"
},
{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "674d2b63d1078a4ea7fdd9d5",
"name":
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"path": "cases/6746e740e077c54e532a4379/
externallmg_1733110627422_WhatsApp_Image_20241201_at_223310_1.jpeg",
"orientation": "portrait"
},
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"status": false,
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"path": "cases/6746e740e077c54e532a4379/
externallmg_1733110627429_WhatsApp_Image_20241201_at_223310.jpeg",
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    "name":
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    "path": "cases/6746e740e077c54e532a4379/
externallmg_1733110627454_WhatsApp_Image_20241201_at_223311_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name":
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    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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  "orientation": "portrait"
}
],
"externalDocuments": [],
"processingDocuments": [
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  "filename": "1733204550438_CC.pdf",
  "path": "cases/6746e740e077c54e532a4379/
processingDocuments/1733204550438_CC.pdf",
  "size": "672206",
  "createdAt": "Tue Dec 03 2024 05:42:31 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "60f9147bf3dd69653a591e8c"
},
{
  "originalName": "Chodhary (Cal).xlsx",
  "filename": "1733204550485_Chodhary_Cal.xlsx",
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North - Elara, Vinay Nagar, Next to RNA. Complex, Village - Ghodbunder, Taluka -
Thane, District - Thane, Mira Road (East), PIN – 401 107, State - Maharashtra, India",
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"email": "",
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}
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Name

Length

Width

Total

Composition :

Other

Composition :
