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    "lastName": "Yadav",
    "mobileNo": "",
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    "email": "1sbi.17889@sbi.co.in"
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Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "name": "RACPC- Chinchpokli ",
  "email": "sbi.17889@sbi.co.in",
  "mobileNo": "022-23707514",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, Mumbai South Voltas
House, 'A', 1st Floor, Dr. Ambedkar Road, Chinchpokli (East), Mumbai - 400 033, State
- Maharashtra, Country - India.\r\n",
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  "fax": "022-23707512 / 13",
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  "email": "valtechnical2022@gmail.com",
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  "asPerDocumentAgreement": {
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    "east": "",
    "south": "",
    "west": ""
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  "privateCars": {
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KD / 2022 - 23 / 47 / 344 dated 05.02.2024 issued by KDMC. ",
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  "squareMeterGuideLineRate": "62040.00",
  "squareFeetGuideLineRate": "5764.00"
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    "label": "Building is under construction "
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  "taxPaidHolderName": "Details not available ",
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  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
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  "tenantName": "",
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  "partitions": {
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    "label": "Building Under Construction"
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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 Car Parking Space ",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
    "date": "",
    "month": "1",
    "year": "2027",
    "fullDate": "1/1/2027"
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  "planningArea": {
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    "label": "Residential"
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
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  "label": "Information not available"
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  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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  "label": "Proposed, Yes"
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"noOfDwellingUnitsInBuilding": "10"
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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    "name": "1idaen",
    "image": "cases/679b390649234c16a221332e/
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  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "number": "2310385",
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  "monthCount": "35",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
}
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"fullBuildingRcc": {
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  "floorsCompleted": "25",
  "percentage": "40",
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  "isHideFloor": false,
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  "isHideFloor": false,
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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
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  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
>window": {
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  "floorsCompleted": "",
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": true
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  "label": "Internal Painting",
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "label": "Electrification, Plumbing, Sanitary Installation",
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  "isHideFloor": false,
  "status": false
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  "label": "Lift Installation",
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  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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"floorsCompleted": "",
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"status": false
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"label": "Work Completed (%)",
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"isHideFloor": true,
"status": true
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"selectedBuildUpMeasurementType": "Sq. Ft."
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"name": "externallmg_r_1738576753872_1738576726497_image_15.jpg",
"path": "cases/679b390649234c16a221332e/
externallmg_r_1738576753872_1738576726497_image_15.jpg",
"orientation": "portrait"
}
],
"selfieWithSiteVisitImages": [],
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{
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"_id": "67a0937bc6108fdeef4792a8",
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"path": "cases/679b390649234c16a221332e/
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"orientation": "portrait"
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{
"status": false,
"_id": "67a0937bc6108fdeef4792ab",
"name": "externallmg_r_1738576739350_1738576726497_image_5.jpg",
"path": "cases/679b390649234c16a221332e/
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    "orientation": "portrait"
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    "status": false,
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    "path": "cases/679b390649234c16a221332e/
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    "orientation": "portrait"
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  {
    "status": false,
    "_id": "67a0937bc6108fdeef4792af",
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    "path": "cases/679b390649234c16a221332e/
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    "orientation": "portrait"
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    "status": false,
    "_id": "67a0937bc6108fdeef4792b2",
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    "path": "cases/679b390649234c16a221332e/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67a0937bc6108fdeef4792b7",
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    "path": "cases/679b390649234c16a221332e/
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externallmg_r_1738576753872_1738576726497_image_15.jpg",
    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_r_1738576736557_1738576726497_image_2.jpg",
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    "path": "cases/679b390649234c16a221332e/
externallmg_r_1738576736557_1738576726497_image_2.jpg",
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    "path": "cases/679b390649234c16a221332e/
externallmg_r_1738576749992_1738576726497_image_11.jpg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "max": "12263.00"
  },
  "builtUpRateRange": {
    "min": "8833.00",
    "max": "11148.00"
  },
  "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",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
  }
}
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"isEditable": true
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"showcases": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"kitchenArrangements": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "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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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"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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"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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Approximate Rate Lead",
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"value": "APPROXIMATE_LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "452.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "679b390649234c16a221332e",
"ownerName": "Mrs. Arachna Chandrakant Raikwar & Mr. Chandakant Suresh Raikwar",
"ownerPhoneNo": "8369989292",
"appAddress": "1306\nAshami co operative Housing society \nInsgaon \nkalyan 421306",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "inputs": {
      "documentDate": "09/01/2025",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Rai Residency Pvt. Ltd.",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Archana Chandrakant Raikwar & Mr. Chandrakant Suresh Raikwar",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "356 / 2025"
    }
  }
]
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},
  "isHardCopy": false,
  "displayStatus": true,
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  "path": "cases/679b390649234c16a221332e/
document_1738225913784_1738225911786_Archna_pawan_sir.pdf",
  "fileName": "document_1738225913784_1738225911786_Archna_pawan_sir.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "05/02/2024",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KDMC / TPD / BP / KD / 2022 - 23 / 47 / 344"
},
  "isHardCopy": false,
  "displayStatus": false,
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  "path": "cases/679b390649234c16a221332e/document_1738660314466_CC.pdf",
  "id": "427200",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Feb 04 2025 09:11:54 GMT+0000 (Coordinated Universal Time)"
},
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  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "05/02/2024",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
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    "label": "No"
  },
  "No": "KDMC / TPD / BP / KD / 2022 - 23 / 47 / 344 "
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/679b390649234c16a221332e/
document_1738660349153_1738656013912_Plan.pdf",
"id": "925676",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Feb 04 2025 09:12:29 GMT+0000 (Coordinated Universal Time)"
},
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  "documentType": {
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    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "03/02/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700049225"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1738660421304_RERA.pdf",
"path": "cases/679b390649234c16a221332e/
document_1738660421304_RERA.pdf",
"id": "491775",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Feb 04 2025 09:13:41 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "014029",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "209036",
    "title": "Create Lead",
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"description": "Create Lead",
"datetime": "Thu Jan 30 2025 08:32:06 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
{
"name": "Mrs. Arachna Chandrakant Raikwar & Mr. Chandakant Suresh Raikwar",
"phone": "8369989292",
"ownershipShare": "",
"email": "",
"id": "141580"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "995071",
"name": "Bedroom",
"length": "11.50",
"length1": "11",
"length2": "6",
"width": "9.00",
"width1": "9",
"width2": "00",
"totalArea": "103.50",
"images": [],
"extraAreas": [],
"finalArea": "103.50"
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Kitchen",
"length": "8.42",
"length1": "8",
"length2": "5",
"width": "7.08",
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"width2": "1",
"totalArea": "59.62",
"images": [],
"extraAreas": [],
"finalArea": "59.62"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bathroom",
  "length": "23.00",
  "length1": "23",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "23.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Passage",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "6.00",
  "images": [],
  "extraAreas": [
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        "value": "Square_Feet",
        "label": "Square Feet"
      },
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    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "24.00",
    "length1": "24",
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    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "24.00"
  }
],
"finalArea": "30"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "WC",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "15.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Living Room",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "15.00",
  "width1": "15",
  "width2": "00",
  "totalArea": "135.00",
  "images": [],
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"extraAreas": [],
"finalArea": "135.00"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Flower Bed Area",
    "value": "Flower_Bed_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "2.42",
  "width1": "2",
  "width2": "5",
  "totalArea": "21.75",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.75",
  "percentageBeforeTotal": "21.75",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
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"length": "7.00",
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"length2": "00",
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"width1": "2",
"width2": "8",
"totalArea": "18.67",
"images": [],
"extraAreas": [
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "_id": "67a1e425c6108fdeef484a11",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "22.00",
    "length1": "22",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "22.00"
  }
],
"finalArea": "40.67",
"percentageBeforeTotal": "40.67",
"percentage": "100"
},
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Agreement For Sale",
      "value": "60ae1254aa6d152c1801b326"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "41.99",
    "totalAreaDocument": "452",
    "docBuiltpPercentage": "10",
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"docFinalBuiltUp": "497.20",
"docFinalBuiltUpSquareMeter": "46.19",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "679629"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "579.00",
"squareMeterArea": "53.79",
"expectedRate": "12262.52",
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"saleableArea": {
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    "percentage": "10"
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```

```
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"orientation": "portrait"
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  "orientation": "portrait"
}
```

```
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}
```



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  "orientation": "portrait"
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    "size": "1427152",
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
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    "filename": "1738656013911_Calculation_2Archana.xlsx",
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    "size": "2761267",
    "createdAt": "Tue Feb 04 2025 08:00:14 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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  {
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    "filename": "1738656013964_Summary__archana.xlsx",
    "path": "cases/679b390649234c16a221332e/
processingDocuments/1738656013964_Summary__archana.xlsx",
    "size": "1732366",
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      "createdAt": "Tue Feb 04 2025 10:11:58 GMT+0000 (Coordinated Universal Time)",
      "uploadedBy": "62fe044a48a26047e6552796"
    },
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      "size": "152679",
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  "audioRemarks": [],
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        "firstName": "Vaishali",
        "lastName": "Sarmalkar",
        "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
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      "note": "44 to 46 lakhs shared.",
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      "createdAt": "2025-01-31T04:28:16.127Z"
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  "updatedAt": "2025-02-04T10:38:33.052Z",
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"fullAddress": "Residential Flat No. 1306, 13th Floor, Ashtami, Village - Tisgaon,
Taluka - Kalyan, District - Thane, PIN - 421 306, State - Maharashtra, Country - India",
"addressForMap": "",
"caseReferredBy": "62727444afd7d55eddee092c",
"contactPersonName": "Mr. Jayesh Panpatre",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Sales Person ",
"rerald": "",
"siteVisitContactNo": "8657882987",
"buildingServicesRate": "2600",
"finalAreaType": "Carpet Area",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 452.00",
"flatRate": "10000",
"landOtherRate": "7400",
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  "roadFacing": false,
  "mall": false
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"builtupPercentage": "10",
"carpetTotal": "216.12",
"extendOfSiteRemark": "\nAll the above areas are within 5% of the Agreement for Sale
Area. The above calculations and detailed measurements taken by us prove that the
Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based
on the Agreement for Sale area.",
"finalBuiltupArea": "471.39",
"finalCarpetArea": "428.54",
"finalSalableArea": "518.53",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 366.00\nFlower Bed Area in Sq.
Ft. = 22.00\nBalcony Area in Sq. Ft. = 41.00\n\n",
"toBeAdded": "",
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```

"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + Passage +
WC",
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"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
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"reportGeneratedDate": "Tue Feb 04 2025 09:08:31 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2025-02-03"
}

```

Name	Length	Width	Total
Composition :			
Bedroom	11'6"	9'00"	103.50
Kitchen	8'5"	7'1"	59.62
Bathroom	23'00"	1'00"	23.00
Passage	6'00"	1'00"	6.00
WC	3'9"	4'00"	15.00
Living Room	9'00"	15'00"	135.00
Other Composition :			
Flower Bed Area	9'00"	2'5"	21.75

Balcony Area

7'00"

2'8"

18.67
