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    "email": "hlst.ghatkopar@sbi.co.in",
    "lastName": "Chaurasia",
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Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "initial": "SBI",
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  "status": true
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  "type": "BRANCH",
  "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,
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  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
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  "lastName": "Hodekar",
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  "lastName": "Kuperkar",
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"email": "pradnya@vastukala.org",
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    "south": "Building is under construction ",
    "west": "Building is under construction "
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    "east": "Marginal Space ",
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    "west": "Flat No. 1804"
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  "auto": {
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  "privateCars": {
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"extraDetailOfProperty": "",
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N Ward / Vikhroli - S / 337 / 3 / Amend dated 09.08.2024 issued by MCGM. ",
"approvePlanVerified": "N.A., Building is under construction",
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"compoundWall": ""
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"apfDetails": {
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  "depreciatedCostOfConstruction": "26000.00",
  "depreciatedBuildingRate": "3000"
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  "landRate": "73730",
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  "squareMeterGuideLineRate": "176759.00",
  "squareFeetGuideLineRate": "16421.00"
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"igrFinalRate": {
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  "squareMeterGuideLineRate": "176759.00",
  "squareFeetGuideLineRate": "16421.00"
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  "propertyTypeOfUseList": {
    "value": "Proposed_Residential_Purpose",
    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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"monthlyRent": "35,000/- (Expected rental income per month after completion of construction works)",
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"tenantName": "",
"maintenanceOfFlat": "Building is under construction "
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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  "partitions": {
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    "label": "Proposed 6\" Thk. Brick Masonery"
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  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "carParking": "Proposed Along with One Pit Puzzle Parking Space Bering No.
PITBP11",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
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    "year": "2027",
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  "label": "Proposed R.C.C Framed Structure"
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  "label": "Proposed R.C.C. Foundation"
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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  "label": "Standard"
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"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
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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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"maintenanceOfTheBuilding": {
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  "label": "Building Under Construction"
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  "label": "Proposed, Yes"
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"provisionOfFirefighting": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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"yearOfConstructionAsPer": {
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  "label": "As per RERA Certificate"
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"isSiteVisitAllowed": true,
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"estimatedAge": "0",
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"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "5"
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"routeDistance": "600 Mtrs. ",
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  "label": "Railway Station"
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  "finallatLng": false
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"interiorDecorationsRate": "0",
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"bookValue": "0",
"finalValue": "15054000.00"
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"outward": {
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"rateVerify": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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},
"fullBuildingRcc": {
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  "status": true
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  "label": "External Plastering",
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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},
"window": {
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"percentage": "0.00",
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  "isHideFloor": false,
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  "status": true
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  "floorsCompleted": "",
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  "status": true
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}
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  "floorsCompleted": "",
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  "status": true
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  "isHideFloor": true,
  "status": true
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externalImg_1740805549630_1740805537304_image_8.jpeg",
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    "_id": "67c296053b4dfe0fe68f31f1",
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    "orientation": "portrait"
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    "orientation": "portrait"
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"compositionImages": []
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    "max": "29674.00"
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  "builtUpRateRange": {
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    "max": "26976.00"
  },
  "saleableRateRange": {
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    "max": "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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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "isEditable": true
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"extraCollapsibleGates": {
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"estimatedValue": "0.00",
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"isEditable": true
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"potentialValue": {
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "",
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  "status": true,
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"factorFavoringValue": {
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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
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"status": true,
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"paymentStatus": "NA",
"invoiceIds": [],
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"ownerName": "Mrs. Anamika P. Manwatkar & Mr. Prafulla Krishnarao Manwatkar",
"ownerPhoneNo": "7387093230",
"appAddress": "Flat no. 1805, 18th Floor, Aikya Roots, Ashoka, A wing, Vikhroli West ",
"remark": "",
"documents": [
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      "value": "652d16a0316e1359cebd3c15"
    },
    "inputs": {
      "documentDate": "20/02/2025",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Racek Industries Pvt. Ltd. ",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mrs. Anamika P. Manwatkar & Mr. Prafulla Krishnarao Manwatkar",
      "number": {
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        "label": "No"
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    }
  },

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    "label": "Approved Building Plan"
  },
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    "documentDate": "09/08/2024",
    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "remark": " (As downloaded from MCGM site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P-9936 / 2022 / (6/S/N Ward / Vikhroli - S / 337 / 3 / Amend "
  },
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  "displayStatus": false,
  "id": "127882",
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  "fileName": "document_1740989480404_Plan.pdf"
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
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    "number": {
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"displayStatus": false,
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"createdAt": "Mon Mar 03 2025 08:13:07 GMT+0000 (Coordinated Universal Time)"
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{
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    "label": "RERA Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800047194"
},
"isHardCopy": false,
"displayStatus": false,
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"id": "438164",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Mon Mar 03 2025 08:13:33 GMT+0000 (Coordinated Universal Time)"
}
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    "title": "Create Lead",
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"description": "Create Lead",
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}
],
"owners": [
{
  "name": "Mrs. Anamika P. Manwatkar & Mr. Prafulla Krishnarao Manwatkar",
  "phone": "7387093230",
  "ownershipShare": "",
  "email": "",
  "id": "227350"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "8",
  "name": "Living Room",
  "length": "15.75",
  "length1": "15",
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  "width": "9.75",
  "width1": "9",
  "width2": "9",
  "totalArea": "153.56",
  "images": [],
  "finalArea": "153.56",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Dining",
  "length": "7.00",
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  "length2": "00",
  "width": "4.33",
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"width2": "4",
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"images": [],
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    "label": "Square Feet"
  },
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  "length": "23.00",
  "length1": "23",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "23.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "23.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "7.75",
  "length1": "7",
  "length2": "9",
  "width": "4.33",
  "width1": "4",
  "width2": "4",
  "totalArea": "33.58",
  "images": [],
  "extraAreas": [],
  "finalArea": "33.58"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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},
  "id": "4",
  "name": "Kitchen",
  "length": "7.50",
  "length1": "7",
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  "width": "9.50",
  "width1": "9",
  "width2": "6",
  "totalArea": "71.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "71.25"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.50",
  "length1": "10",
  "length2": "6",
  "width": "9.67",
  "width1": "9",
  "width2": "8",
  "totalArea": "101.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "101.50"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "11.75",
  "length1": "11",
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "6.67",
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  "width": "4.75",
  "width1": "4",
  "width2": "9",
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  "images": [],
  "extraAreas": [],
  "finalArea": "31.67"
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      "value": "652d16a0316e1359cebd3c15"
    },
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "53.79",
    "totalAreaDocument": "579",
    "docBuiltpupPercentage": "10",
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    "docFinalBuiltpupSquareMeter": "59.17",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "266999"
  }
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"images": [],
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      "percentage": ""
    },
    "builtUpArea": {
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      "squareMeterArea": "69.39",
      "expectedRate": "23831.84",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "printlnReport": true,
    "_id": "67c54a657018387a18179749",
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    "saleablePercentage": "0",
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    "floor": "12",
    "source": "https://www.99acres.com/",
    "expectedPrice": "17800000",
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    "builtUpExpectedRate": "23831.84",
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    "id": "366291"
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      "squareMeterArea": "93.93",
      "expectedRate": "29673.59",
      "percentage": ""
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  }
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  "squareMeterArea": "103.32",
  "expectedRate": "26975.99",
  "percentage": "10"
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    "squareMeterArea": "63.08",
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    "squareMeterArea": "69.39",
    "expectedRate": "21991.75",
    "percentage": "10"
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```

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  "orientation": "portrait"
}
```



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    "orientation": "portrait"
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    "status": false,
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    "filename": "1740834616492_1721630584916_1718776194681_1716026508753_1
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    "size": "157028",
    "createdAt": "Sat Mar 01 2025 13:10:16 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
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"remarks": [],
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"updatedAt": "2025-03-03T11:35:06.582Z",
"__v": 0,
"uniqueNo": "",
"updatedBy": "60f915d3f3dd69653a592199",
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
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"fullAddress": "Residential Flat No. 1805, 18th Floor, Wing - A, Ashoka, Aikya Roots,
Lal Bahadur Shastri Road, Vikhroli (West), Taluka - Kurla, District - Mumbai Suburban,
PIN - 400 079, State - Maharashtra, Country - India",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Sagar Dadia",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Sales Person ",
"reald": "",
"siteVisitContactNo": "9619444419",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": " Agreement",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 579.00",
"flatRate": "26000",
"landOtherRate": "23000",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
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"builtupPercentage": "10",
"carpetTotal": "558.4699999999999",
"extendOfSiteRemark": "\nAll the above areas are within 3% 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": "614.32",
"finalCarpetArea": "558.47",
"finalSalableArea": "675.75",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
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"toBeAdded": "",
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"landDetails": {
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"label": "Free Hold",
"value": "Free_Hold"
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"leasePremium": "",
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"leasePeriod": 0,
"leaseFrom": "",
"leaseTo": "",
"remainingLeasePeriod": 0,
"leaseDate": ""
}
},
"reportGeneratedDate": "Mon Mar 03 2025 08:10:30 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2025-02-28",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Dining + Passage + 2
Toilet"
}

```

Name	Length	Width	Total
Composition :			
Living Room	15'9"	9'9"	153.56
Dining	7'00"	4'4"	30.33
Passage	23'00"	1'00"	23.00
Toilet	7'9"	4'4"	33.58
Kitchen	7'6"	9'6"	71.25
Bedroom	10'6"	9'8"	101.50
Bedroom	11'9"	9'8"	113.58
Toilet	6'8"	4'9"	31.67

Other
Composition :
