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    "RVDSValues": false,
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  "toAssess": {
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    },
    "firstName": "Avinash",
    "type": "CREDITOFFICER",
    "_id": "675287fccfae933db22a82ff",
    "email": "avinash.bhosle.ssl@gmail.com",
    "lastName": "Bhosle",
    "mobileNo": "",
    "workMobileNo": "9167389229"
  },
  "fees": {
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  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "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,
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  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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"staff": {

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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
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  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
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  "lastName": "Kuperkar",
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  "shortName": "SH",
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    "role": "VALUER",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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  "value": "",
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    "label": "Proposed Vitrified tiles flooring"
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"south": "Internal Road & Open Plot ",
"east": "Railway Track"
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"asPerDocumentAgreement": {
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"asPerActual": {
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"asPerDocument": {
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"east": "Marginal Space ",
"south": "Lift",
"west": "Flat No. 5107"
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  "approvePlanVerified": "Yes ",
  "empanelledOfApprovePlan": "Building is under construction ",
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  "extraDetailOfBuilding": "",
  "compoundWall": ""
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  "depreciatedCostOfConstruction": "28000.00",
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  "squareFeetGuideLineRate": "16871.00"
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  "propertyOccupiedByList": {
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    "label": "Building is under construction "
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  "monthlyRent": "30,000/- (Expected rental income per month after completion\n\nof
construction works)",
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  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available\n",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction "
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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  "partitions": {
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  "label": "Proposed, Yes"
},
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"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": {
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  "month": "1",
  "year": "2026",
  "fullDate": "1/1/2026"
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"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
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  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
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  "label": "Information Not Available"
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  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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  "label": "Building is under construction "
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"maintenanceOfTheBuilding": {
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  "label": "Building is under construction "
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  "label": "Building Under Construction"
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  "label": "Building Under Construction"
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"provisionOfFirefighting": {
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  "label": "Building Under Construction"
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"label": "As per RERA Certificate"
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"noOfBasement": "3",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "54",
"flatFloorNo": "51",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "8"
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"finalPlinthArea": {
  "area": "473.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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routeMap_1741174497846_Image.png",
    "routeLat": "19.136134",
    "routeLng": "72.932429",
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    "routeDistance": "1.8 Km. ",
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      "label": "Railway Station"
    }
  }
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    "image": "cases/67c6b8ece2b36e481ccb996a/
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  }
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesQty": "0",
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  "interiorDecorationsQty": "0",
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  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
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    "status": true
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    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
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    "isHideFloor": false,
    "status": true
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    "status": true
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    "status": true
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  "isHideFloor": false,
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  "status": true
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"window": {
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  "floorsCompleted": "12",
  "percentage": "0.50",
  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "",
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"externalPainting": {
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  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "status": true
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"compositionImages": []
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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": false
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  "additionTotalValue": 0,
  "lessTotalValue": 0,
  "presentMarketValue": 0
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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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"ownerName": "Nidhi Pravin Chheda & Pranav Kuttan ",
"ownerPhoneNo": "9594728133",
"appAddress": "Flat no. 5108, 51st Floor, Tower no. T11, Runwal Forests, Bhandup
West ",
"remark": "",
"documents": [
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      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "attachConfig": {
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      "toPage": 0
    },
    "attachInReport": false,
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        "label": "Promoter"
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      "Promoter": "M/s. Wheelabrator Alloy Castings Ltd.",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Nidhi Pravin Chheda & Pranav Kuttan ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "3824 / 2025"
    },
    "isHardCopy": false,
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  "attachConfig": {
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    "toPage": 0
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CHE / ES / 1458 / S / 337(New) "
},
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"displayStatus": false,
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"id": "506911",
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"createdAt": "Wed Mar 05 2025 11:39:44 GMT+0000 (Coordinated Universal Time)"
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    "value": "60ae1279aa6d152c1801b3d4"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
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  "attachInReport": false,
  "inputs": {
    "documentDate": "26/11/2024",
    "nameOfApprovingAuthority": {
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    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CHE/ES/1458/S/337(NEW)/FCC/11/Amend"
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"isHardCopy": false,
"displayStatus": false,
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"id": "480578",
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"createdAt": "Wed Mar 05 2025 11:40:35 GMT+0000 (Coordinated Universal Time)"
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    "value": "60ae129faa6d152c1801b47d"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800001137"
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"isHardCopy": false,
"displayStatus": false,
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"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Mar 04 2025 08:25:16 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Nidhi Pravin Chheda & Pranav Kuttan ",
    "phone": "9594728133",
    "ownershipShare": "",
    "email": "",
    "id": "168601"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
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  {
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      "label": "Agreement for sale",
      "value": "60af48bf2ffdf65bcd6585fa"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "299986",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "430",
    "squareMeterArea": "39.95",
    "docFinalBuiltUp": "473",
    "docFinalBuiltUpSquareMeter": "43.945",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
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"docFinalSaleableSquareMeter": "0"
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"builtUpArea": {
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"squareMeterArea": "45.07",
"expectedRate": "25767.88",
"percentage": "10"
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"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"area": "441",
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"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "13",
"source": "magic_bricks",
"expectedPrice": "12500000",
"expectedRate": "28344.67",
"builtUpExpectedRate": "25767.88",
"image": "cases/67c6b8ece2b36e481ccb996a/
indicator_1741163304977_Image.png",
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"id": "908758"
},
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"carpetArea": {
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"squareMeterArea": "43.66",
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    "expectedRate": "29787.23",
    "percentage": ""
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  "builtUpArea": {
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    "expectedRate": "27079.30",
    "percentage": "10"
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  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "areaType": "Carpet",
  "floor": "35",
  "source": "magic_bricks",
  "expectedPrice": "14000000",
  "expectedRate": "29787.23",
  "builtUpExpectedRate": "27079.30",
  "image": "cases/67c6b8ece2b36e481ccb996a/
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  "squareMeter": "43.66",
  "id": "268353"
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    "area": "771.00",
    "squareMeterArea": "71.63",
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    "percentage": ""
  },
  "builtUpArea": {
    "area": "848.10",
    "squareMeterArea": "78.79",
    "expectedRate": "23582.12",
    "percentage": "10"
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}
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"saleableArea": {
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"property": "Runwal Forest, Kanjurmarg West",
"area": "771",
"builtUpPercentage": "10",
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"areaType": "Carpet",
"floor": "27",
"source": "Index_no.2",
"expectedPrice": "20000000",
"expectedRate": "25940.34",
"builtUpExpectedRate": "23582.12",
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"squareMeter": "71.63",
"id": "539032"
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{
  "carpetArea": {
    "area": "742.00",
    "squareMeterArea": "68.93",
    "expectedRate": "25741.24",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "75.83",
    "expectedRate": "23401.13",
    "percentage": "10"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
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  "printlnReport": true,
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"areaType": "Carpet",
"floor": "3",
"source": "Index_no.2",
"expectedPrice": "19100000",
"expectedRate": "25741.24",
"builtUpExpectedRate": "23401.13",
"image": "cases/67c6b8ece2b36e481ccb996a/
indicator_1741163814048_Image.png",
"squareMeter": "68.93",
"id": "362506"
}
],
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"status": false,
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externalImg_1741087985963_1741087982758_image_0.jpeg",
"orientation": "portrait"
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"status": false,
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"orientation": "portrait"
},
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"type": "EXTERNAL_IMAGES",
"status": false,
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"path": "cases/67c6b8ece2b36e481ccb996a/
externalImg_1741087990858_1741087982758_image_2.png",
"orientation": "portrait"
},
{
"type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
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    "orientation": "portrait"
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Kurla, District - Mumbai Suburban , PIN - 400 078, State - Maharashtra, Country -
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Composition :			

Other
Composition :
