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{
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  "creditOfficer": {
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    "firstName": "Suhas",
    "type": "CREDITOFFICER",
    "_id": "661918d753f88c65a60cc004",
    "lastName": "Varne",
    "mobileNo": "",
    "workMobileNo": "9220745730",
    "email": "suhas.varne@gmail.com"
  },
  "fees": {
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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  "name": "State Bank of India",
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  "status": true
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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\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
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  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
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    "role": "VALUER",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "label": false
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  "value": "",
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  "value": "",
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  "label": false
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"windows": {
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  "label": "Aluminium Sliding Windows with window grills"
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"fittings": {
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  "value": "Proposed_Concealed_plumbing_with_C.P._fittings._Concealed_wiring"
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    "value": "MiddleClass"
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  },
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    "value": "MCGM"
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    "label": "No"
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  },
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  "west": "By Tansa pipelines & beyond that another portion of the Survey no. 91 &
156 acquired by the Govt. of Mulund Refugee Colony\navailable ",
  "south": "Partly by the portion of Survey No. 149 conveyed to Ralliwof Pvt. Ltd. &
Partly by another portion of the survey no. 91",
  "east": "DetailsPartly by Mumbai - Agra Road leading from Mumbai to thane &
partly by portion of the survey Nos. 149 & 91 conveyed to Ralliwolf Private Ltd not
available "
},
"unitBoundaries": {
  "asPerActual": {
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    "south": "Flat No. 705",
    "west": "Marginal Space "
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    "east": "Lobby",
    "south": "Flat No. 705",
    "west": "Marginal Space "
  },
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  "title": "Boundaries of The Flat"
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  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
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  "depreciationPercentage": "0",
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  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "26000.00",
  "depreciatedBuildingRate": "3000"
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"igrRate": {
  "propertyName": "Residential",
  "rate": "157090",
  "landRate": "74020",
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  "squareMeterGuideLineRate": "164945.00",
  "squareFeetGuideLineRate": "15324.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "157090.00",
  "squareMeterGuideLineRate": "164945.00",
  "squareFeetGuideLineRate": "15324.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
  },
  "propertyOccupiedByList": {
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  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per MCGM norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
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"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "waterTank": {
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    "value": "Proposed_Municipal_Water_Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Proposed Along with One Car Parking Space ",
  "constructionWorkStatus": {
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  "dateOfConstruction": {
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"date": "",
"month": "1",
"year": "2026",
"fullDate": "1/1/2026"
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"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C._Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "value": "Building_is_under_construction_"
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"materialUsedList": {
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  "label": "Building Under Construction"
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  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"structuralSafety": {
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  "label": "Building Under Construction"
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  "label": "Information not available"
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  "value": "Proposed_Connected_to_Municipal_Sewerage_System_",
  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
  "value": "Proposed,_Yes",
  "label": "Proposed, Yes"
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  "label": "Building Under Construction"
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  "value": "Building_Under_Construction"
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"systemOfAirConditioning": {
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"provisionOfFirefighting": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"groundStilt": {
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  "value": "ground"
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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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"noOfBasement": "1",
"noOfPodium": "2",
"noOfAmenityFloors": "0",
"noOfFloors": "46",
"flatFloorNo": "7",
"noOfLifts": "5",
"noOfDwellingUnitsInBuilding": "6"
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"finalPlinthArea": {
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routeMap_1742293825379_Image.png",
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    "routeLng": "72.939028",
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    "routeDistance": "4.00 Km. ",
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      "label": "Railway Station"
    }
  }
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  "finallatLng": false
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"locationMapImg": [
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    "name": "evs0x",
    "image": "cases/67d28c37f5937a62ce496a53/
routeMap_1742293724872_Image.png"
  }
]
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "17940000.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
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    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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"percentage": "40",
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"isHideFloor": false,
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"externalBrickWork": {
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"externalPlastering": {
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"floorsCompleted": "51",
"percentage": "2.50",
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  "status": true
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "5",
  "percentage": "2.00",
  "isHideFloor": false,
  "status": true
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
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"floorsCompleted": "",
"percentage": "0.00",
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
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  "floorsCompleted": "",
  "percentage": "91.00",
  "isHideFloor": true,
  "status": true
}
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"guidelineDetails": {
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  "selectedBuildUpValue": "759.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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externallmg_1742293863489_WhatsApp_Image_20250317_at_112209_AM.jpeg",
      "orientation": "portrait"
    }
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  "externalPhotos": [
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}
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      "orientation": "landscape"
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      "orientation": "portrait"
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      "status": false,
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      "name": "externallmg_1741974102692_image.jpeg",
      "path": "cases/67d28c37f5937a62ce496a53/externallmg_1741974102692_image.jpeg",
      "orientation": "landscape"
    },
    {
      "status": false,
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      "name": "externallmg_1741974100677_image.jpeg",
      "path": "cases/67d28c37f5937a62ce496a53/externallmg_1741974100677_image.jpeg",
      "orientation": "landscape"
    },
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      "status": false,
      "_id": "67d46a6bb0f7a2cb91a2a039",
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      "path": "cases/67d28c37f5937a62ce496a53/externallmg_1741974098963_image.jpeg",
      "orientation": "landscape"
    },
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      "status": false,
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      "name": "externallmg_1742293863489_WhatsApp_Image_20250317_at_112209_AM.jpeg",
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    "orientation": "portrait"
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externallmg_1741974105068_image.jpeg",
    "orientation": "portrait"
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    "status": false,
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externallmg_1741974092562_image.jpeg",
    "orientation": "landscape"
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"compositionImages": []
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    "min": "24069.00",
    "max": "27995.00"
  },
  "builtUpRateRange": {
    "min": "21881.00",
    "max": "25450.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
  }
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  "ratePerUnit": "0.00",
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  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "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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"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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  "lessTotalValue": 0,
  "presentMarketValue": 0
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"taskStatus": {
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"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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"createCase": "false",
"type": "CASE",
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  "value": "LEAD"
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "NA",
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"ownerName": "Mrs. Pradnya Ashok Howal & Mr. Ashok Yashwant Howal ",
"ownerPhoneNo": "9004269340",
"appAddress": "Flat no. 706, 7th Floor, Tower - 4, The Sanctuary, Mulund West ",
"remark": "",
"documents": [
  {
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    "attachConfig": {
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      "toPage": 0
    }
  },

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"inputs": {
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  "from": {
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    "label": "Promoter"
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  "Promoter": "M/s. Runwal Constructions ",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Mrs. Pradnya Ashok Howal & Mr. Ashok Yashwant Howal ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "10970 / 2021"
},
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"fileName":
"document_1741851686815_1741851684167_Racpc_Ghatkopar_Pradnya_Howal.pdf"
},
{
  "documentType": {
    "label": "Approved Building Plan",
    "value": "60ae1277aa6d152c1801b3cc"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
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    "label": "No"
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  "No": "CHE / ES / 5881 / T / 337 (NEW)"
},
"isHardCopy": false,
"displayStatus": false,
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Mar 18 2025 04:13:07 GMT+0000 (Coordinated Universal Time)"
},
{
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    "value": "60ae1279aa6d152c1801b3d4"
  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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    "nameOfApprovingAuthority": {
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      "label": "Municipal Corporation of Greater Mumbai"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CHE/ES/5881/T/337(NEW)/FCC/5/Amend"
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"displayStatus": false,
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Mar 18 2025 04:13:42 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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  },
  "attachConfig": {
    "fromPage": 0,
    "toPage": 0
  },
  "attachInReport": false,
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800025926"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/67d28c37f5937a62ce496a53/
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"id": "572665",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Mar 18 2025 04:14:14 GMT+0000 (Coordinated Universal Time)"
}
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"caseNumber": "014910",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "474519",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Mar 13 2025 07:41:43 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Pradnya Ashok Howal & Mr. Ashok Yashwant Howal ",
    "phone": "9004269340",
    "ownershipShare": "",
    "email": "",
    "id": "471257"
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}
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"proposePurchasers": [],
"siteInspection": [
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      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67d4888c994b76cb970b313f",
    "area": "650",
    "providedByName": "Mrs. Pradnya Ashok Howal And Mr. Ashok Yashwant Howal",
    "providedByContactNo": "9004269340"
  }
],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "7",
    "name": "Kitchen",
    "length": "7.92",
    "length1": "7",
    "length2": "11",
    "width": "7.75",
    "width1": "7",
    "width2": "9",
    "totalArea": "61.35",
    "images": [],
    "finalArea": "83.35",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Passage",
    "length": "8.58",
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"length1": "8",
"length2": "7",
"width": "3.25",
"width1": "3",
"width2": "3",
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"images": [],
"extraAreas": [
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      "label": "Square Feet"
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    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "27.00",
    "length1": "27",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "27.00"
  }
],
"finalArea": "54.9"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Living Room",
  "length": "10.75",
  "length1": "10",
  "length2": "9",
  "width": "15.50",
  "width1": "15",
  "width2": "6",
  "totalArea": "166.62",
  "images": [],
  "extraAreas": [],
  "finalArea": "166.62"
},
{
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```
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "3",
"name": "Toilet",
"length": "4.92",
"length1": "4",
"length2": "11",
"width": "7.67",
"width1": "7",
"width2": "8",
"totalArea": "37.69",
"images": [],
"extraAreas": [],
"finalArea": "37.69"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "10.92",
  "length1": "10",
  "length2": "11",
  "width": "9.92",
  "width1": "9",
  "width2": "11",
  "totalArea": "108.26",
  "images": [],
  "extraAreas": [],
  "finalArea": "108.26"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "11.92",
  "length1": "11",
  "length2": "11",
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"totalArea": "118.17",
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"finalArea": "118.17"
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{
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "37.00",
  "length1": "37",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "37.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "37.00"
}
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"otherComposition": [
  {
    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
      "label": "Balcony Area",
      "value": "Balcony_Area"
    },
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      "label": "Square Feet"
    },
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    "length": "10.67",
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    "width": "3.75",
    "width1": "3",
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"images": [],
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      "label": "Square Feet"
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    "_id": "67d944b4df28417602bad6bf",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "6.00",
    "length1": "6",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "6.00"
  }
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"finalArea": "46",
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    "id": "270257",
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    "percentage": "10"
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    "percentage": "10"
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    "percentage": "10"
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"updatedAt": "2025-03-18T12:19:31.694Z",
"__v": 0,
"assignmentType": {
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 706, 7th Floor, Building No 4, The Sanctuary ,
Mumbai Agra Road, New Tansa Pipe Lines, Village - Nahur, Municipality Ward No. T,
Mulund (West), Taluka - Kurla, District - Mumbai Suburban, PIN - 400 080, State -
Maharashtra, Country - India",
"updatedAt": "60f915d3f3dd69653a592199",
"addressForMap": "",
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"contactPersonName": "Mr. Manish Sawlani ",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"relationWithOwner": "Sales Person ",
"reald": "",
"siteVisitContactNo": "9969277959",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet",
"carpetTotal": "605.99",
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"otherCarpetTotal": "0.00",
"buildingServicesRate": "3000",
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"finalBuiltUpPercentage": "10",
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"flatRate": "26000",
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"shopDetails": {
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  "finalBuiltupArea": "717.19",
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  "otherCompositionSaleableTotal": "0.00",
  "finalSaleablePercentage": "0",
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      "value": "Free_Hold"
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  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Tue Mar 18 2025 09:27:24 GMT+0000 (Coordinated Universal Time)",
"siteVisitDate": "2025-03-13"
}

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Name	Length	Width	Total
Composition :			

Kitchen	7'11"	7'9"	61.35
Passage	8'7"	3'3"	27.90
Living Room	10'9"	15'6"	166.62
Toilet	4'11"	7'8"	37.69
Bedroom	10'11"	9'11"	108.26
Bedroom	11'11"	9'11"	118.17
Toilet	3'7'00"	1'00"	37.00
Other Composition :			
Balcony Area	10'8"	3'9"	40.00