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{
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    "firstName": "Swarup",
    "type": "CREDITOFFICER",
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    "email": "1racpcghatkopar.sanctions@sbi.co.in",
    "mobileNo": "-",
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    "lastName": " Shivane"
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  "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)",
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  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
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Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
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  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
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  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
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"email": "prajakta@vastukala.org",
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    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
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  "label": true
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  "label": false
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    "label": "Vitrified Tile Flooring"
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  "fittings": {
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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    "label": "Building Under Construction"
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    "label": "Urban"
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    "label": "MHADA"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "south": "Building No. 1B & 1C",
    "east": "Aadi Shankaracharya Marg"
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  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "title": "Boundaries of The Flat"
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  "taxies": {
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  "auto": {
    "title": "Auto"
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  "privateCars": {
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"extraDetailOfProperty": "",
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itself is planning authority. Building construction permission is assumed to be available",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "landRate": "78710",
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  "squareMeterGuideLineRate": "191180.00",
  "squareFeetGuideLineRate": "17761.00"
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"igrFinalRate": {
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  "depreciationPercentage": "0",
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  "squareMeterGuideLineRate": "191180.00",
  "squareFeetGuideLineRate": "17761.00"
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  "propertyTypeOfUseList": {
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    "label": "Proposed Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
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  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
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  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
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"marketability": {
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"marketabilityList": {
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  "label": "Good"
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"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
    "value": "Proposed_6\"_Thk._Brick_Masonry",
    "label": "Proposed 6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Proposed, Yes"
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  "carParking": "Proposed Basement + Stilt Car Parking",
  "constructionWorkStatus": {
    "value": "InProgress",
    "label": "Under Construction"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
  },
  "dateOfConstruction": {
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    "month": "1",
    "year": "2026",
    "fullDate": "1/1/2026"
  },
  "planningArea": {
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    "label": "Residential"
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    "label": "Proposed R.C.C Framed Structure"
  }
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  "label": "Building Under Construction"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
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"appearanceOfTheBuilding": {
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  "label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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  "label": "Yes"
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  "provisionOfFirefighting": {
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    "label": "Building Under Construction"
  },
  "groundStilt": {
    "value": "stilt",
    "label": "Stilt"
  },
  "yearOfConstructionAsPer": {
    "value": "as_per_site_information",
    "label": "As per site information"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "0",
  "ageOfBuilding": "0",
  "noOfBasement": "2",
  "noOfPodium": "",
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  "flatFloorNo": "13",
  "noOfLifts": "2",
  "noOfDwellingUnitsInBuilding": "4"
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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routeMap_1742518527366_Image.png",
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    "routeLng": "72.898538",
    "stationName": "Sakinaka",
    "routeDistance": "3.1 Km.",
    "routeStation": {
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  "finallatLng": false
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    "name": "f9xk5h",
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  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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"electricityDepositsQty": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "17520000.00"
},
"outward": {
  "status": false,
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},
"rateVerify": {
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},
"underConstruction": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "21",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
  }
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},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "21",
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  "isHideFloor": false,
  "status": true
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"externalBrickWork": {
  "label": "External Brick Work",
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  "percentage": "7.00",
  "isHideFloor": false,
  "status": true
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  "label": "Internal Plastering",
  "floorsCompleted": "21",
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  "isHideFloor": false,
  "status": true
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  "label": "External Plastering",
  "floorsCompleted": "21",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
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"door": {
  "label": "Door",
  "floorsCompleted": "21",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "21",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "21",
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"percentage": "10.00",
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  "label": "Internal Painting",
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  "status": true
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"externalPainting": {
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  "floorsCompleted": "21",
  "percentage": "1.50",
  "isHideFloor": false,
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  "floorsCompleted": "",
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  "status": true
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  "label": "Lift Installation",
  "floorsCompleted": "2",
  "percentage": "2.00",
  "isHideFloor": false,
  "status": true
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  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": true
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  "isHideFloor": true,
  "status": true
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  "status": true
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  "selectedBuildUpMeasurementType": "Sq. Ft."
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      "orientation": "portrait"
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      "orientation": "portrait"
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      "orientation": "portrait"
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  ],
  "parkingImages": [],
  "societyNameBoardImage": []
}
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    "name": "Living Room",  
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    "name": "Living Room",  
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    "orientation": "portrait"  
  },  
  {  
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    "_id": "67daf88feeda08cd80b46e06",  
    "name": "Living Room",  
    "path": "cases/67d7d7f2700ebc688493292f/  
externallmg_1742403723884_1742403689341_image_3.jpeg",  
    "orientation": "portrait"  
  },  
  {  
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    "_id": "67daf88feeda08cd80b46e09",  
    "name": "Living Room",  
    "path": "cases/67d7d7f2700ebc688493292f/  
externallmg_1742403724242_1742403689341_image_6.jpeg",  
    "orientation": "portrait"  
  },  
  {  
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    "name": "Living Room",  
    "path": "cases/67d7d7f2700ebc688493292f/  
externallmg_1742403724740_1742403689341_image_9.jpeg",
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externallmg_1742403725828_1742403689341_image_14.jpeg",
    "orientation": "portrait"
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"indicatorRange": {
  "carpetRateRange": {
    "min": "17639.00",
    "max": "23179.00"
  },
  "builtUpRateRange": {
    "min": "14699.00",
    "max": "19316.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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"ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "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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"interiorDecorations": {
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  "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": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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"title": "Potential value, if any",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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{others": {
"title": "Others / Car Parking",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
totalValues": {
"title": "Total",
"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
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factorFavoringValue": {
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"lessValueDetails": [],
"totalValue": 0,
"additionTotalValue": 0,
"lessTotalValue": 0,
"presentMarketValue": 0
},
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
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createCase": "false",
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"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "876.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67d7d7f2700ebc688493292f",
"ownerName": "Sanjay Yeshwant Walunj ",
"ownerPhoneNo": "9324164580",
"appAddress": "Flat no. 1301, 13th Floor, Wing - A, Building no. 1, Aadi
Shankaracharya marg, Kopari, Powai",
"remark": "",
"documents": [
  {
    "documentType": {
      "label": "MHADA Provisional Offer Letter",
      "value": "60ae12a4aa6d152c1801b497"
    },
    "attachConfig": {
      "fromPage": 0,
      "toPage": 0
    },
    "attachInReport": false,
    "inputs": {
      "documentDate": "24/02/2025",
      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Housing_And_Area_Development_Authority",
        "label": "Maharashtra Housing And Area Development Authority"
      },
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Sanjay Yeshwant Walunj"
    }
  }
]
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    },
    "isHardCopy": false,
    "displayStatus": true,
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    "fileName":
"document_1742198720157_1742198718461_Racpc_Ghatkopar_Sanjay_Walunj.pdf"
  }
],
"caseNumber": "014952",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "978397",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Mar 17 2025 08:06:10 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Sanjay Yeshwant Walunj ",
    "phone": "9324164580",
    "ownershipShare": "",
    "email": "",
    "id": "654819"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "683565",
    "name": "Living Room",
    "length": "11.25",
    "length1": "11",
    "length2": "3",
    "width": "18.50",
    "width1": "18",
    "width2": "6",
    "totalArea": "208.12",
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"images": [],
"extraAreas": [],
"finalArea": "208.12"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "length": "16.67",
  "length1": "16",
  "length2": "8",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "166.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "166.67"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "8.42",
  "length1": "8",
  "length2": "5",
  "width": "5.58",
  "width1": "5",
  "width2": "7",
  "totalArea": "46.99",
  "images": [],
  "extraAreas": [],
  "finalArea": "46.99"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
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"name": "Passage",
"length": "7.25",
"length1": "7",
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"width1": "3",
"width2": "9",
"totalArea": "27.19",
"images": [],
"extraAreas": [],
"finalArea": "27.19"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "3.17",
  "length1": "3",
  "length2": "2",
  "width": "4.33",
  "width1": "4",
  "width2": "4",
  "totalArea": "13.72",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.72"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "15.50",
  "length1": "15",
  "length2": "6",
  "width": "10.83",
  "width1": "10",
  "width2": "10",
  "totalArea": "167.92",
  "images": [],
  "extraAreas": [],
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"finalArea": "167.92"
},
{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "3.58",
  "width1": "3",
  "width2": "7",
  "totalArea": "7.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "7.17"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Kitchen",
  "length": "17.25",
  "length1": "17",
  "length2": "3",
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  "width1": "8",
  "width2": "9",
  "totalArea": "150.94",
  "images": [],
  "finalArea": "150.94",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "4.25",
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"width2": "8",
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"images": [],
"extraAreas": [],
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}
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"otherComposition": [
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    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "length": "4.25",
  "length1": "4",
  "length2": "3",
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  "width1": "11",
  "width2": "5",
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  "images": [],
  "extraAreas": [],
  "finalArea": "48.52",
  "percentageBeforeTotal": "48.52",
  "percentage": "100"
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{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
```



```
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
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  "images": [],
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  "finalArea": "42.5",
  "percentageBeforeTotal": "42.50",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "MHADA Provisional Offer Letter",
      "value": "60ae12a4aa6d152c1801b497"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "343147",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "876",
    "squareMeterArea": "81.38",
    "docFinalBuiltUp": "963.6",
    "docFinalBuiltUpSquareMeter": "89.518",
    "docBultupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
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  "carpetArea": {
    "area": "715.00",
    "squareMeterArea": "66.43",
    "expectedRate": "22657.34",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "858.00",
    "squareMeterArea": "79.71",
    "expectedRate": "18881.12",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printInReport": true,
  "_id": "67dbe1c5eeda08cd80b517d2",
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  "area": "715",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Carpet",
  "floor": "5",
  "source": "magic_bricks",
  "expectedPrice": "16200000",
  "expectedRate": "22657.34",
  "builtUpExpectedRate": "18881.12",
  "image": "cases/67d7d7f2700ebc688493292f/
indicator_1742462810074_Image.png",
  "squareMeter": "66.43",
  "id": "223179"
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{
  "carpetArea": {
    "area": "755.00",
    "squareMeterArea": "70.14",
    "expectedRate": "23178.81",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "906.00",
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"squareMeterArea": "84.17",
"expectedRate": "19315.67",
"percentage": "20"
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"saleableArea": {
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  "expectedRate": "0.00",
  "percentage": ""
},
"printInReport": true,
"_id": "67dbe1c5eeda08cd80b517d3",
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"area": "755",
"builtUpPercentage": "20",
"saleablePercentage": "0",
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"areaType": "Carpet",
"floor": "11",
"source": "magic_bricks",
"expectedPrice": "17500000",
"expectedRate": "23178.81",
"builtUpExpectedRate": "19315.67",
"image": "cases/67d7d7f2700ebc688493292f/
indicator_1742462858710_Image.png",
"squareMeter": "70.14",
"id": "681488"
},
{
  "carpetArea": {
    "area": "702.00",
    "squareMeterArea": "65.22",
    "expectedRate": "19943.02",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "772.20",
    "squareMeterArea": "71.74",
    "expectedRate": "18130.02",
    "percentage": "10"
  },
  "saleableArea": {
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  "__v": 0,
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    "label": "Retail"
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  "fullAddress": "Residential Flat No. 1301, 13th Floor, Building No 1, Wing - A, MHADA
Housing Scheme Code. 488, Aadi Shankaracharya Marg, Near Rambaug Police
Satation, Village - Kopri, Municipality Ward No. S - Ward, Powai, Taluka - Kurla, District
- Mumbai Suburban District, Mumbai, PIN - 400 076, State - Maharashtra, India",
  "updatedBy": "60f915d3f3dd69653a592199",
  "addressForMap": "",
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  "relationWithOwner": "Sales Person",
  "reald": "",
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  "buildingServicesRate": "3000",
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  "finalAsPerArea": "MHADA Provisional Offer Letter",
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  "finalCarpetConvertToBuiltUpPer": "10",
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  "finalValuationAreaString": "Carpet Area in Sq. Ft. = 876.00",
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"finalSaleablePercentage": "0",
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Ft. = 91.00\nTotal Carpet Area in Sq. Ft. = 917.00\n(Area as per Actual Site
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	11'3"	18'6"	208.12
Bedroom	16'8"	10'00"	166.67
Toilet	8'5"	5'7"	46.99
Passage	7'3"	3'9"	27.19
Passage	3'2"	4'4"	13.72
Bedroom	15'6"	10'10"	167.92
Passage	2'00"	3'7"	7.17
Kitchen	17'3"	8'9"	150.94
Toilet	4'3"	8'8"	36.83
Other Composition :			
Balcony Area	4'3"	11'5"	48.52
Balcony Area	4'3"	10'00"	42.50