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  "typeOfReport": {
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    "RVDSValues": true
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    "firstName": "Raghwendra",
    "lastName": "Kumar",
    "mobileNo": "",
    "workMobileNo": "9918146808",
    "email": "raghwendra.kumar@unionbankofindia.bank"
  },
  "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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"client": {
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  "initial": "UBI",
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  "status": true
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  "email": "kashyapcmcmesm@unionbankofindia.bank",
  "fax": "",
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"role": "PICKUPPERSON",
"firstName": "Sachin",
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"shortName": "SJ",
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"role": "SITEENGINEER",
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"email": "barkathodekar68@gmail.com",
"lastName": "Hodekar",
"mobileNo": "8879011615",
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"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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      "lastName": "Chalikwar",
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  "value": "",
  "label": false
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"whetherCoveredUnderAnyState": {
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"east": "M. G. Road"
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    "west": "Details not available"
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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A."
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"compositeRate": {
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "34282",
  "depreciatedBuildingRate": "1582"
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  "landRate": "109830",
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  "squareMeterGuideLineRate": "220860.00",
  "squareFeetGuideLineRate": "20519.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "71",
  "rate": "17527.00",
  "squareFeetGuideLineRate": "17527.00",
  "squareMeterGuideLineRate": "188661.00"
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"label": "Residential Purpose"
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"taxPaidHolderName": "Details not available",
"taxAmount": "Details not available",
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"floorSpaceIndex": "As per MCGM norms",
"tenantName": "Kejai Sanghni",
"maintenanceOfFlat": "Good"
},
"marketability": {
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    "label": "Average"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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    "label": "Yes"
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  "carParking": "Open Car Parking Space No. 2",
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    "label": "Completed"
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  "year": "1995",
  "fullDate": "1/1/1995"
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  "label": "Residential"
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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"structuralSafety": {
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  "label": "Good"
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"walls": {
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
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  "label": "Information not available"
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"visibleDamageInBuilding": {
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  "label": "No"
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"systemOfAirConditioning": {
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  "label": "Information not available"
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"provisionOfFirefighting": {
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  "label": "Yes"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "29",
"totalLifeBuilding": "60",
"estimatedAge": "31",
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  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Sale Deed"
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"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/659289a2545844510d0e3657/
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    "routeLat": "19.076333",
    "routeLng": "72.902972",
    "stationName": "Vidyavihar",
    "routeDistance": "650 Mtr."
  },
  "finalLatLng": {
    "coordinates": [
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    "type": "Point"
  },
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    "finallatLng": true
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      "name": "7ozk7t",
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"realizableValuePercentage": "90",
"bookValueDocument": null,
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"bookValue": "0"
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"outward": {
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  "status": false
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  "isHideFloor": false,
  "status": false
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  "status": true
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    }
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    "orientation": "portrait"
  }
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    "path": "cases/659289a2545844510d0e3657/externalimg_1704254801462_1704254802062_image_4.jpeg",
    "orientation": "portrait"
  },
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    "path": "cases/659289a2545844510d0e3657/externalimg_1704254827230_1704254931311_image_1.jpeg",
    "orientation": "landscape"
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  {
    "status": false,
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    "name": "externalimg_1704254826581_1704254931311_image_0.jpeg",
    "path": "cases/659289a2545844510d0e3657/externalimg_1704254826581_1704254931311_image_0.jpeg",
    "orientation": "portrait"
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    "path": "cases/659289a2545844510d0e3657/externalimg_1704254803391_1704254802062_image_8.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "orientation": "portrait"
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    "status": false,
    "_id": "6594dda82fcdd54ce8d8f4b2",
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    "path": "cases/659289a2545844510d0e3657/
externallmg_1704254860731_1704254961481_image_7.jpeg",
    "orientation": "landscape"
  },
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    "status": false,
    "_id": "6594dda82fcdd54ce8d8f4b1",
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    "path": "cases/659289a2545844510d0e3657/
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"societyNameBoardImage": [],
"compositionImages": [
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  "orientation": "portrait"
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  "name": "Living Room",
  "path": "cases/659289a2545844510d0e3657/
externallmg_1704254860104_1704254961481_image_5.jpeg",
  "orientation": "portrait"
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  "status": false,
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  "name": "Living Room",
  "path": "cases/659289a2545844510d0e3657/
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  "orientation": "portrait"
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  "status": false,
  "_id": "6594dda82fcdd54ce8d8f4b5",
  "name": "Living Room",
  "path": "cases/659289a2545844510d0e3657/
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  "name": "Living Room",
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externallmg_1704254862004_1704254961481_image_9.jpeg",
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  "name": "Living Room",
  "path": "cases/659289a2545844510d0e3657/
externallmg_1704254864794_1704254961481_image_16.jpeg",
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/659289a2545844510d0e3657/
externallmg_1704254864055_1704254961481_image_14.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "6594dda82fcdd54ce8d8f4b8",
    "name": "Living Room",
    "path": "cases/659289a2545844510d0e3657/
externallmg_1704254863643_1704254961481_image_13.jpeg",
    "orientation": "portrait"
  }
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    "max": "41863"
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  "builtUpRateRange": {
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    "max": "38058"
  }
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    "ratePerUnit": "0.00",
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    "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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  "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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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"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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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
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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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"type": "CASE",
"leadType": {
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "1450.00",
"empanelmentNo": [
  "RO(S):ADV:VAL:012: 2018-19"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentId": [],
"_id": "659289a2545844510d0e3657",
"ownerName": "Shri. Chetan Gopaldas Cholera",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 104.1floor,The Indraprasth CHS,Neelkanth Valley, 7
road,Rajawadi Ghatkopar East",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1245aa6d152c1801b2e3",
      "label": "Sale Deed"
    },
    "inputs": {
      "documentDate": "15/03/2001",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "M/s. Seema Interplast Engg. Pvt. Ltd.",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      },
      "Transferee": "Shri. Chetan Gopaldas Cholera",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "1267/2001"
    },
    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/659289a2545844510d0e3657/
document_1704522322845_Agreement.pdf",
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"fileName": "document_1704522322845_Agreement.pdf"
}
],
"caseNumber": "006034",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
{
  "id": "378467",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Mon Jan 01 2024 15:15:06 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Shri. Chetan Gopaldas Cholera",
  "phone": "0000000000",
  "ownershipShare": "",
  "email": "",
  "id": "298536"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
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    "label": "Square Feet"
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  "id": "497988",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [
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      "measurementType": {
        "value": "Square_Feet",
        "label": "Square Feet"
      }
    }
  ],
}
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"_id": "6599232a8f39506e8345bdcc",
"name": "Passage 1",
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"length1": "3",
"length2": "00",
"width": "4.00",
"width1": "4",
"width2": "00",
"totalArea": "12.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "_id": "659923548f39506e8345bdf3",
  "name": "Passage 2",
  "extraAreaType": "Add",
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  "length1": "6",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "36.00"
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    "label": "Square Feet"
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  "name": "Passage 3",
  "extraAreaType": "Add",
  "length": "9.25",
  "length1": "9",
  "length2": "3",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "39.31"
},
{
  "measurementType": {
    "value": "Square_Feet",
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    "label": "Square Feet"
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  "_id": "659924138f39506e8345c28f",
  "name": "Passage 4",
  "extraAreaType": "Add",
  "length": "7.42",
  "length1": "7",
  "length2": "5",
  "width": "2.50",
  "width1": "2",
  "width2": "6",
  "totalArea": "18.54"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "_id": "6599242b8f39506e8345c345",
  "name": "Passage 5",
  "extraAreaType": "Add",
  "length": "7.50",
  "length1": "7",
  "length2": "6",
  "width": "2.50",
  "width1": "2",
  "width2": "6",
  "totalArea": "18.75"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage 6",
  "extraAreaType": "Add",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "18.00"
},
{
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  "label": "Square Feet"
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"_id": "659925308f39506e8345c7eb",
"name": "Passage 7",
"extraAreaType": "Add",
"length": "2.50",
"length1": "2",
"length2": "6",
"width": "5.25",
"width1": "5",
"width2": "3",
"totalArea": "13.12"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "_id": "659925e88f39506e8345cb5e",
  "name": "Passage 8",
  "extraAreaType": "Add",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "9.00"
}
],
"finalArea": "176.72"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Toilet",
  "length": "6.17",
  "length1": "6",
  "length2": "2",
  "width": "5.42",
  "width1": "5",
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"width2": "5",
"totalArea": "33.40",
"images": [],
"extraAreas": [],
"finalArea": "33.40"
},
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "110.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "110.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Living Room",
  "length": "16.50",
  "length1": "16",
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  "width": "16.58",
  "width1": "16",
  "width2": "7",
  "totalArea": "273.62",
  "images": [],
  "extraAreas": [
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      "measurementType": {
        "value": "Square_Feet",
        "label": "Square Feet"
      },
      "_id": "659924a88f39506e8345c54d",
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"name": "Living 1",
"extraAreaType": "Add",
"length": "11.00",
"length1": "11",
"length2": "00",
"width": "8.00",
"width1": "8",
"width2": "00",
"totalArea": "88.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "_id": "659924c98f39506e8345c63b",
  "name": "Living 2",
  "extraAreaType": "Add",
  "length": "4.58",
  "length1": "4",
  "length2": "7",
  "width": "5.42",
  "width1": "5",
  "width2": "5",
  "totalArea": "24.83"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "_id": "659924e58f39506e8345c67f",
  "name": "Living 3",
  "extraAreaType": "Add",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
  "width": "2.08",
  "width1": "2",
  "width2": "1",
  "totalArea": "9.72"
}
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"finalArea": "396.17"
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{
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  "label": "Square Feet"
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"id": "4",
"name": "Dining",
"length": "10.33",
"length1": "10",
"length2": "4",
"width": "10.08",
"width1": "10",
"width2": "1",
"totalArea": "104.19",
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},
{
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    "orientation": "portrait"
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```



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    "_id": "6594dda82fcdd54ce8d8f4bb",
    "name": "externallmg_1704254864794_1704254961481_image_16.jpeg",
    "path": "cases/659289a2545844510d0e3657/
externallmg_1704254864794_1704254961481_image_16.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "6594dda82fcdd54ce8d8f4bc",
    "name": "externallmg_1704254659089_1704254763244_image_1.jpeg",
    "path": "cases/659289a2545844510d0e3657/
externallmg_1704254659089_1704254763244_image_1.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "MEASUREMENT_IMAGE",
    "status": false,
    "_id": "6594dda82fcdd54ce8d8f4bd",
    "name": "externallmg_1704254789655_1704254893600_image_0.jpeg",
    "path": "cases/659289a2545844510d0e3657/
externallmg_1704254789655_1704254893600_image_0.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "659b7eb48f39506e83466f2a",
    "name": "externallmg_1704689331762_externallmg_1704254799955_17042548020
62_image_0.jpeg",
    "path": "cases/659289a2545844510d0e3657/externallmg_1704689331762_external
lmg_1704254799955_1704254802062_image_0.jpeg",
    "orientation": "portrait"
  }
],
"externalDocuments": [],
"processingDocuments": [],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [],
"createdAt": "2024-01-01T09:45:06.918Z",
"updatedAt": "2024-01-08T04:49:09.564Z",
"__v": 0,
"invoiceId": "659289a3545844510d0e3660",
"assignmentType": {
  "value": "Commercial",
```

```
"label": "Commercial"
},
"fullAddress": "Residential Flat No. 104, 1st Floor, The Indrapratha Co-op. Hsg. Soc.
Ltd., Neelkanth Valley, 7th Road, Rajawadi, Village - Ghatkopar, Taluka - Kurla, District -
Mumbai Suburban, Ghatkopar (East), Mumbai, PIN - 400 077, State - Maharashtra,
India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "60af3d172ffdf65bcd6585cd",
"contactPersonName": "Kejai Sanghni",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant",
"siteVisitContactNo": "0000000000",
"buildingServicesRate": "2800",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Sale Deed",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 1450.00",
"flatRate": "35500",
"landOtherRate": "32700",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Passage + 3 Toilet +
Dining",
"carpetTotal": "1199.70",
"otherCarpetTotal": "863",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "862.97",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "2268.94",
"finalCarpetArea": "2062.67",
"finalSalableArea": "2495.83",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "\n",
"siteMeasurementRemark": "\nCarpet Area in Sq. Ft. = 1199.70\nTerrace Area in Sq.
```

```

Ft. = 862.97\n(Area as per actual site measurement)\n",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Sat Jan 06 2024 17:33:56 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-01-02"
}

```

| Name          | Length | Width  | Total  |
|---------------|--------|--------|--------|
| Composition : |        |        |        |
| Passage       | 3'00"  | 4'00"  | 12.00  |
| Toilet        | 6'2"   | 5'5"   | 33.40  |
| Bedroom       | 11'00" | 10'00" | 110.00 |
| Living Room   | 16'6"  | 16'7"  | 273.62 |
| Dining        | 10'4"  | 10'1"  | 104.19 |
| Toilet        | 7'2"   | 6'1"   | 43.60  |
| Bedroom       | 9'4"   | 10'8"  | 99.56  |
| Toilet        | 7'1"   | 5'6"   | 38.96  |
| Bedroom       | 10'00" | 8'00"  | 80.00  |
| Kitchen       | 9'1"   | 10'3"  | 93.10  |

Other  
Composition :

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|         |        |        |        |
|---------|--------|--------|--------|
| Terrace | 18'00" | 15'00" | 270.00 |
|---------|--------|--------|--------|

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