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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "6494382f17cefc0f572471f9",
    "firstName": "Purva",
    "lastName": "Trimbakkar",
    "mobileNo": "",
    "workMobileNo": "9821081159",
    "email": "purva.khadak@bankofbaroda.com"
  },
  "fees": {
    "type": "fixed",
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    "expectedFees": 2500,
    "quotedAmount": "5000"
  },
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d180c",
  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Khadak Pada Branch",
  "branchCode": "",
  "mobileNo": "0251 - 2205385",
  "alternateMobileNo": "",
  "email": "khadak@bankofbaroda.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "03 - A, Nirajpark, Nr. Mohan Pride, Nr. Amrut Park, Khadak Pada, Kalyan
(West), Thane - 421 301"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "zoneName": "Mumbai Zone"
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"type": "EMPLOYEE",
  "_id": "6410199a140f140ffc59b58c",
  "role": "PICKUPPERSON",
  "firstName": "Prakash ",
  "email": "prakashnvetkoli@gmail.com",
  "lastName": "Vetkoli",
  "mobileNo": "9076237689",
  "shortName": "PV",
  "workWithDocumentMaker": "",
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"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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"rateVerifier": {
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  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f915d3f3dd69653a592199/
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"maker": {
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  "role": "FRONTDESK",
  "firstName": "Pratibha",
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  "lastName": "Shilvantha",
  "mobileNo": "9821518537",
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"lastName": "Kuperkar",
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"valuers": [
{
"valuersRegistrationNumber": [
{
"value": "[N]C.C.I.T/I -14/52/2008-09",
"label": "Wealth Tax"
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],
"type": "EMPLOYEE",
"_id": "6084131a13f01f158c6ea1f3",
"PANNo": "AEAPC7114Q",
"role": "VALUER",
"firstName": "Sharadkumar",
"fatherName": "Baburao",
"email": "cmd@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9422171100",
"designation": "CMD",
"registrationNo": [
{
"title": {
"value": "Wealth_Tax",
"label": "Wealth Tax"
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"number": "[N]C.C.I.T/I -14/52/2008-09"
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  "shortName": "SBC",
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  "value": "BANK"
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"location": {
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    19.261539077192307
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"siteVisit": {
  "siteVisitStatus": true,
  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2024-03-01",
      "remark": ""
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"schedule": [],
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"compositionFlatType": {
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  "country": {
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    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "key": "village",
    "value": "Barave",
    "label": true
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    "label": true
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    "status": true,
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    "value": "Thane",
    "label": true
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  "city": {
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"value": "Kalyan (West)",
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Kalyan",
  "label": true
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  "value": "",
  "label": true
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"buildingName": {
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  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
  "status": true,
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  "key": "street1",
  "value": "Barave Road",
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"street2": {
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  "value": "",
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  "key": "landmark",
  "value": "Paradise Utopia Co-Op. Hsg. Soc. Ltd., Godrej Hill Complex, Near D' Mart,
Khadakpada",
  "label": false
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"wing": {
  "status": true,
  "name": "Wing",
  "key": "wing",
  "value": "B",
  "label": true
},
"projectName": {
  "status": false,
  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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"oldSurveyNumber": {
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "13",
  "label": true
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  "status": true,
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"CTSNo": {
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  "value": "",
  "label": true
},
"blockNo": {
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "B-6",
  "label": false
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  "key": "khataNo",
  "value": "",
  "label": false
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  "value": "",
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"SRO": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 421 301",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  }
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  "label": "Teak Wood Door frame with Solid door with safety door"
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"windows": {
  "value": "Powder_coated_Aluminum_sliding_windows",
  "label": "Powder coated Aluminum sliding windows"
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"fittings": {
  "value":
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  "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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"finishing": {
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  "label": "Cement Plastering + POP Finish"
}
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"general": {
  "ownership": {
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    "label": "Joint Ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Kalyan Mahanagar Palika"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Angel Building",
    "south": "Internal Road",
    "east": "Internal Road"
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  "asPerDocumentAgreement": {

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"north": "By Property bearing Survey No. 13 (Part)",
"west": "By boundary of village Gandhare",
"south": "By Property bearing Survey No. 13 (Part)",
"east": "By Property bearing Survey No. 13 (Part) & Survey No. 14 (Part)"
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"unitBoundaries": {
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    "east": "Flat No. 5",
    "south": "Internal Road",
    "west": "Angel Building"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "22.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "9915",
  "depreciatedBuildingRate": "2015"
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "67700",
  "landRate": "22600",
  "igrImage": "cases/65e1b1b61a6cc226f9d87987/igr_1709357643325_Image.png",
  "squareMeterGuideLineRate": "67700.00",
  "squareFeetGuideLineRate": "6290.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
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"depreciationPercentage": "85",
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"squareFeetGuideLineRate": "5661.00",
"squareMeterGuideLineRate": "60935.00"
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"outgoingDetail": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
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  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Details not available"
},
"marketability": {
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    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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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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"pavementLaid": {
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  "label": "Yes"
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"carParking": "Along with One Car Parking Space No. 8",
"constructionWorkStatus": {
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  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2009",
  "fullDate": "1/1/2009"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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"materialUsedList": {
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  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
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  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
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"value": "as_per_site_information",
"label": "As per site information"
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"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"area": "790.80",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
"routeMapDetail": {
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
},
"routeMapImg": "cases/65e1b1b61a6cc226f9d87987/
routeMap_1709370637781_Image.png",
"routeLat": "19.261365",
"routeLng": "73.142386",
"stationName": "kalyan",
"routeDistance": "3.7 KM"
},
"finalLatLng": {
"coordinates": [
null,
null
],
"type": "Point"
},
"showLocation": {
"latLng": true,
"finallatLng": true
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"locationMapImg": [
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{
  "id": "3d4v79",
  "name": "3d4v79",
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routeMap_1709370392080_Image.png"
}
],
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "6533985.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "6533985.00"
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
}
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"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "status": false
  },
  "internalPlastering": {
    "label": "Internal Plastering",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
}
```

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"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": false,
"status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "4476719.00",
  "selectedBuildUpValue": "790.80",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
      "_id": "65e1debd1a6cc226f9d8e00b",
      "name": "externallmg_1709301431469_1709301565803_image_9.jpeg",
      "path": "cases/65e1b1b61a6cc226f9d87987/
externallmg_1709301431469_1709301565803_image_9.jpeg",
      "orientation": "portrait"
    }
  ]
}
```

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}
],
"selfieWithSiteVisitImages": [],
"externalPhotos": [
  {
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    "name": "externallmg_1709301414838_1709301565803_image_3.jpeg",
    "path": "cases/65e1b1b61a6cc226f9d87987/
externallmg_1709301414838_1709301565803_image_3.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "65e1debd1a6cc226f9d8e006",
    "name": "externallmg_1709301416914_1709301565803_image_4.jpeg",
    "path": "cases/65e1b1b61a6cc226f9d87987/
externallmg_1709301416914_1709301565803_image_4.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "65e1debd1a6cc226f9d8e002",
    "name": "externallmg_1709301403140_1709301565803_image_0.jpeg",
    "path": "cases/65e1b1b61a6cc226f9d87987/
externallmg_1709301403140_1709301565803_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "65e1debd1a6cc226f9d8e003",
    "name": "externallmg_1709301409204_1709301565803_image_1.jpeg",
    "path": "cases/65e1b1b61a6cc226f9d87987/
externallmg_1709301409204_1709301565803_image_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "65e1debd1a6cc226f9d8e004",
    "name": "externallmg_1709301412941_1709301565803_image_2.jpeg",
    "path": "cases/65e1b1b61a6cc226f9d87987/
externallmg_1709301412941_1709301565803_image_2.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
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    "_id": "65e1debd1a6cc226f9d8e007",
    "name": "externallmg_1709301419344_1709301565803_image_5.jpeg",
    "path": "cases/65e1b1b61a6cc226f9d87987/
externallmg_1709301419344_1709301565803_image_5.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "65e1debd1a6cc226f9d8e008",
    "name": "externallmg_1709301421204_1709301565803_image_6.jpeg",
    "path": "cases/65e1b1b61a6cc226f9d87987/
externallmg_1709301421204_1709301565803_image_6.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "65e1debd1a6cc226f9d8e00b",
    "name": "externallmg_1709301431469_1709301565803_image_9.jpeg",
    "path": "cases/65e1b1b61a6cc226f9d87987/
externallmg_1709301431469_1709301565803_image_9.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "10000",
    "max": "10604"
  },
  "builtUpRateRange": {
    "min": "8334",
    "max": "8837"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  }
},
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"wardrobes": {
  "title": "Wardrobes",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"showcases": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"kitchenArrangements": {
  "title": "Kitchen arrangements",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
```

```
"isEditable": true
},
"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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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"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,
```



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"COMPLETED": false
},
"createCase": "false",
"type": "CASE",
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  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "659.00",
"empanelmentNo": [
  "ZO:MZ:ADV:44:620"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
"_id": "65e1b1b61a6cc226f9d87987",
"paymentId": [],
"ownerName": "Mr. Manoj Kumar P. R. & Mrs. Vandana Manoj",
"ownerPhoneNo": "9004415658",
"appAddress": "Shop no 10 a wing\nRamyanagari\nKirti police road\nAmbedkar chowk
\nKatrap\nBadlapur east",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "06/01/2010",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Mr. Vikram Singh & Ms. Hawa Kanwar",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Manoj Kumar P.R. & Mrs. Vandana Manoj",
      "number": {
        "value": "No",
```

```
    "label": "No"
  },
  "No": "380/2010"
},
"isHardCopy": false,
"displayStatus": true,
"id": "108035",
"path": "cases/65e1b1b61a6cc226f9d87987/
document_1709296169311_Manoj_K_Nair_Doc_BOB_K.pdf",
"fileName": "document_1709296169311_Manoj_K_Nair_Doc_BOB_K.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "07/01/1998",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_MahanagarPalika",
      "label": "Kalyan MahanagarPalika"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KMC / NRV / BP / KV / 473 -187"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1709372567645_169848.pdf",
"path": "cases/65e1b1b61a6cc226f9d87987/
document_1709372567645_169848.pdf",
"id": "679503",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Sat Mar 02 2024 15:12:47 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1252aa6d152c1801b31d",
    "label": "Society Letter"
  },
  "inputs": {
    "documentDate": "22/09/2014",
    "remark": "issued by Paradise Utopia Co-Op. Hsg. Soc. Ltd",
    "number": {
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    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "224"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1709372756884_104090.pdf",
"path": "cases/65e1b1b61a6cc226f9d87987/
document_1709372756884_104090.pdf",
"id": "752641",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Sat Mar 02 2024 15:15:56 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae126faa6d152c1801b3a3",
    "label": "Parking Allotment Letter"
  },
  "inputs": {
    "documentDate": "10/03/2006",
    "remark": " issued by Godrej Properties & Investment Limited"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "270375",
  "path": "cases/65e1b1b61a6cc226f9d87987/
document_1709373004079_76725.pdf",
  "fileName": "document_1709373004079_76725.pdf"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ee",
    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "30/08/2014",
    "remark": " issued by Bhide Associates"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "782743",
  "path": "cases/65e1b1b61a6cc226f9d87987/
document_1709373355103_Manoj_K_nair_Bob_K_previous_report.pdf",
  "fileName":
  "document_1709373355103_Manoj_K_nair_Bob_K_previous_report.pdf"
```

```
}
],
"caseNumber": "007371",
"createdBy": "6410199a140f140ffc59b58c",
"caseHistory": [
  {
    "id": "793545",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Mar 01 2024 16:15:10 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Manoj Kumar P. R. & Mrs. Vandana Manoj",
    "phone": "9004415658",
    "ownershipShare": "",
    "email": "",
    "id": "279584"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "443887",
    "name": "Living Room",
    "length": "15.00",
    "length1": "15",
    "length2": "00",
    "width": "10.00",
    "width1": "10",
    "width2": "00",
    "totalArea": "150.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "150.00"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
```

```
},
  "id": "1",
  "name": "Dining",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "35.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "35.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Passage",
  "length": "5.00",
  "length1": "5",
  "length2": "0",
  "width": "4.00",
  "width1": "4",
  "width2": "0",
  "totalArea": "20.00",
  "images": [],
  "finalArea": "20.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Passage",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "10.00",
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"images": [],
"extraAreas": [],
"finalArea": "10.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Kitchen",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "63.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "63.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bathroom",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "18.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
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"name": "WC",
"length": "3.00",
"length1": "3",
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"width1": "3",
"width2": "00",
"totalArea": "9.00",
"images": [],
"extraAreas": [],
"finalArea": "9.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "88.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "88.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
```

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"finalArea": "25.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "15.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "10",
  "name": "Bedroom",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "102.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "102.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Balcony",
  "length": "13.00",
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"length1": "13",
"length2": "00",
"width": "3.00",
"width1": "3",
"width2": "00",
"totalArea": "39.00",
"images": [],
"extraAreas": [],
"finalArea": "39.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Balcony",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Entrance",
      "value": "Entrance"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "17.00",
    "length1": "17",
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"length2": "00",
"width": "1.00",
"width1": "1",
"width2": "00",
"totalArea": "17.00",
"images": [],
"extraAreas": [],
"finalArea": "17",
"percentageBeforeTotal": "17.00",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "61.22",
  "totalAreaDocument": "659",
  "docBuiltpUpPercentage": "20",
  "docFinalBuiltpUp": "790.80",
  "docFinalBuiltpUpSquareMeter": "73.47",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "835390"
}
],
"images": [],
"indicatorArr": [
{
  "printlnReport": true,
  "_id": "65e2babef9222577acb6480d",
  "property": "Angel CHSL. Kalyan West",
  "area": "613",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
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"floor": "Middle",
"source": "Nobroker.com",
"expectedPrice": "6500000",
"expectedRate": "10603.59",
"builtUpExpectedRate": "8836.32",
"image": "cases/65e1b1b61a6cc226f9d87987/
indicator_1709357331261_Image.png",
"squareMeter": "56.95",
"id": "338257"
},
{
"printlnReport": true,
"_id": "65e2babef9222577acb6480e",
"property": "Madhav Srishti, Kalyan West",
"area": "750",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "Middle",
"source": "Nobroker.com",
"expectedPrice": "7500000",
"expectedRate": "10000.00",
"builtUpExpectedRate": "8333.33",
"image": "cases/65e1b1b61a6cc226f9d87987/
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"squareMeter": "69.68",
"id": "507412"
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{
"printlnReport": true,
"_id": "65e2babef9222577acb6480f",
"property": "Mulberry Medows, Kalyan West",
"area": "614",
"builtUpPercentage": "20",
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"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "2",
"source": "Index_no.2",
"expectedPrice": "6400000",
"expectedRate": "10423.45",
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indicator_1709357515291_Image.png",
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"id": "694250"
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  "property": "Rosale LX CHSL, Kalyan West",
  "area": "721",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "9",
  "source": "Index_no.2",
  "expectedPrice": "7325000",
  "expectedRate": "10159.50",
  "builtUpExpectedRate": "8466.25",
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  "squareMeter": "66.98",
  "id": "485108"
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"externalImages": [
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    "name": "externalImg_1709301403140_1709301565803_image_0.jpeg",
    "path": "cases/65e1b1b61a6cc226f9d87987/
externalImg_1709301403140_1709301565803_image_0.jpeg",
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    "name": "externalImg_1709301412941_1709301565803_image_2.jpeg",
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    "path": "cases/65e1b1b61a6cc226f9d87987/
externallmg_1709301412941_1709301565803_image_2.jpeg",
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externallmg_1709301414838_1709301565803_image_3.jpeg",
    "orientation": "landscape"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externallmg_1709301416914_1709301565803_image_4.jpeg",
    "path": "cases/65e1b1b61a6cc226f9d87987/
externallmg_1709301416914_1709301565803_image_4.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externallmg_1709301419344_1709301565803_image_5.jpeg",
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    "orientation": "landscape"
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    "path": "cases/65e1b1b61a6cc226f9d87987/
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    "orientation": "portrait"
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    "_id": "65e1debd1a6cc226f9d8e009",
    "name": "externallmg_1709301424839_1709301565803_image_7.jpeg",
    "path": "cases/65e1b1b61a6cc226f9d87987/
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"orientation": "portrait"
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  "name": "externallmg_1709301428199_1709301565803_image_8.jpeg",
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externallmg_1709301428199_1709301565803_image_8.jpeg",
  "orientation": "portrait"
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  "orientation": "portrait"
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  "orientation": "portrait"
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  "name": "externallmg_1709301329699_1709301493164_image_1.jpeg",
  "path": "cases/65e1b1b61a6cc226f9d87987/
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  "orientation": "portrait"
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  "path": "cases/65e1b1b61a6cc226f9d87987/
externallmg_1709301332654_1709301493164_image_2.jpeg",
  "orientation": "portrait"
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}
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processingDocuments/1709357820856_Calculation.xlsx",
    "size": "4267680",
    "createdAt": "Sat Mar 02 2024 11:07:04 GMT+0530 (India Standard Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  }
],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
  {
    "createdBy": {
      "_id": "60f915d3f3dd69653a592199",
      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Shobha",
      "lastName": "Kuperkar",
      "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "65e2bb13f9222577acb64a80",
    "note": "Rate verification done",
    "taskId": "65e1c95e1a6cc226f9d8cfc2",
    "createdAt": "2024-03-02T05:37:23.861Z"
  }
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"createdAt": "2024-03-01T10:45:10.553Z",
"updatedAt": "2024-03-02T11:19:55.001Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. B-6, 2nd Floor, Wing - B, Godrej Paradise,
Paradise Utopia Co-Op. Hsg. Soc. Ltd., Godrej Hill Complex, Near D' Mart,
Khadakpada, Barave Road, Village - Barave, Taluka - Kalyan, District - Thane, Kalyan
(West), PIN Code - 421 301, State - Maharashtra, India",
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"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "6410199a140f140ffc59b58c",
"contactPersonName": "Mrs. Vandana Manoj",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "9029413679",
"buildingServicesRate": "2600.00",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 659.00",
"flatRate": "10500",
"landOtherRate": "7900",
"shopDetails": {
 "typeOfShops": null,
 "roadFacing": false,
 "mall": false
},
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Dining + 3 Passage +
Bathroom + WC + Toilet + 2 Balcony",
"carpetTotal": "393.00",
"otherCarpetTotal": "17.00",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "17.00",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "676.50",
"finalCarpetArea": "615.00",
"finalSalableArea": "744.15",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "All the above areas are within +/- 10% of the Agreement for
Sale Area. The above calculations and detail measurements taken by us prove that the
Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the
Agreement for Sale area.",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 552.00\nBalcony Area in Sq. Ft.
= 63.00\n\n",
"finalSaleablePercentage": "0",


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"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
}

```

Name	Length	Width	Total
Composition :			
Living Room	15'00"	10'00"	150.00
Dining	5'00"	7'00"	35.00
Passage	5'0"	4'0"	20.00
Passage	2'00"	5'00"	10.00
Kitchen	9'00"	7'00"	63.00
Bathroom	3'00"	6'00"	18.00
WC	3'00"	3'00"	9.00
Bedroom	11'00"	8'00"	88.00
Toilet	5'00"	5'00"	25.00
Passage	3'00"	5'00"	15.00
Bedroom	17'00"	6'00"	102.00
Balcony	13'00"	3'00"	39.00
Balcony	3'00"	8'00"	24.00

Other
Composition :

Entrance	17'00"	1'00"	17.00
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