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{
  "typeOfReport": {
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    "RVDSValues": false,
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  "toAssess": {
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    },
    "type": "CREDITOFFICER",
    "_id": "65c0b47f6635d840ef5dca27",
    "firstName": "Rushikesh",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "8356034520",
    "email": "6cord.21117@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 1900,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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  "branchCode": "000220",
  "type": "BRANCH",
  "name": "RASMECCC Panvel",
  "email": "cord.21117@sbi.co.in",
  "mobileNo": "02227572748",
  "alternateMobileNo": "",
  "address": "Shop No 5,Ground Floor,Sharda Terrace, Plot No 65,Sector-11,CBD
Belapur, Navi Mumbai, Taluka & District - Thane, State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
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  "label": "Land & Building / Immovable Property"
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  "role": "PICKUPPERSON",
  "firstName": "Ravindra",
  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
},
"siteEngineer": {
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  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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"label": "Registered Valuer"
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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    "label": "Chartered Engineer"
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  "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "value": "BANK"
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      "dateTime": "2024-03-04",
      "remark": "MANUAL_IN_TASK"
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  "audioNotes": []
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  "finalMeasurementType": "Sq. Ft.",
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    "key": "state",
    "value": "Maharashtra",
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  "label": true
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  "value": "Karjat",
  "label": false
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  "label": false
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  "label": false
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
    "value": "Proposed_Vitrified_tiles_flooring",
    "label": "Proposed Vitrified tiles flooring"
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  "doors": {
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    "label": "Proposed Teak wood door frame with flush doors"
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  "windows": {
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    "label": "Proposed Powder coated aluminium sliding windows"
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    "label": "Proposed Concealed plumbing with C.P. fittings. Proposed Electrical wiring with Concealed."
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  "populationGroupList": {
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    "label": "Urban"
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  "townplanApprovedByList": {
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    "label": "Karjat Municipal Council"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "east": "Internal Road "
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  "asPerDocumentAgreement": {
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    "east": "Details not available "
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      "west": "",
      "south": "",
      "east": ""
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    "asPerDocument": {
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      "west": "",
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  },
}
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    "isDisplay": false,
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  "extraDetailOfProperty": "",
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dated 29.08.2017 issued by Karjat Municipal Council.",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "Building is under construction ",
  "unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "1. Commencement Certificate No.1565 / 17 - 18 / Building / KT - 1. 28 / 17
- 18 Dated 29.08.2017 issued by Karjat Municipal Council. But till date building work is
not completed.<br />\n2. Work of the building totally stopped at the time of visit.<br />
\n3. At the time of visit we found dampness and leakages in the flat.<br /> \n4.
Valuation is inclusive of Car Parking.\n",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "44400",
  "landRate": "10700",
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  "squareMeterGuideLineRate": "44400.00",
  "squareFeetGuideLineRate": "4125.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "44400.00",
  "squareMeterGuideLineRate": "44400.00",
  "squareFeetGuideLineRate": "4125.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  }
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"propertyOccupiedByList": {
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  "label": "Building Under Construction"
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"monthlyRent": "N.A",
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"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per local norms ",
"tenantName": "",
"maintenanceOfFlat": "Building is under construction "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "Proposed R.C.C. Slab"
  },
  "partitions": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "waterTank": {
    "value": "Proposed_Municipal_Water_Supply",
    "label": "Proposed Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Proposed,_Yes",
    "label": "Proposed, Yes"
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  "carParking": "Proposed Stilt Car Parking Space ",
  "constructionWorkStatus": {
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    "label": "Under Construction"
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  "asthetikLook": {
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"value": "Plain_Looking",
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"dateOfConstruction": {
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  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
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  "label": "Proposed R.C.C Framed Structure"
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"typeOfFoundation": {
  "value": "Proposed_R.C.C_Foundation",
  "label": "Proposed R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Building is under construction "
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"materialUsedList": {
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  "label": "Building Under Construction"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
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  "label": "Proposed Connected to Municipal Sewerage System "
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"walls": {
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"value": "Proposed,_Yes",
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"appearanceOfTheBuilding": {
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"label": "Building is under construction "
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"maintenanceOfTheBuilding": {
"value": "Building_is_under_construction_",
"label": "Building is under construction "
},
"maintenancelssues": {
"value": "1",
"label": "Yes"
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"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
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"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "Part_Ground_and_Part_Stilt",
"label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "0",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "8"
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  "area": "509.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65e1b2581a6cc226f9d87a57/
routeMap_1710829543594_Image.png",
    "routeLat": "18.903500",
    "routeLng": "73.317139",
    "stationName": "Karjat ",
    "routeDistance": "1.1 Km. "
  },
  "finalLatLng": {
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      null
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    "type": "Point"
  },
  "showLocation": {
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    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "f0p378",
      "name": "f0p378",
      "image": "cases/65e1b2581a6cc226f9d87a57/
routeMap_1710829456844_Image.png"
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  ]
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"totalsuperfineFinishRate": "0",
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"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": "2778000.00",
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"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "2778000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Tue Mar 19 2024 14:28:07 GMT+0530 (India Standard Time)",
  "number": "2305612",
  "dayCount": "12",
  "monthCount": "360",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
```

```
"status": true
},
"rccPlinth": {
  "label": "RCC Plinth",
  "floorsCompleted": "Complete",
  "percentage": "5",
  "isHideFloor": false,
  "status": true
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "4",
  "percentage": "26.666666666666668",
  "isHideFloor": false,
  "status": true
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "4",
  "percentage": "4.67",
  "isHideFloor": false,
  "status": true
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "4",
  "percentage": "4.67",
  "isHideFloor": false,
  "status": true
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"door": {
  "label": "Door",
```

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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"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",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
}
```

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},
"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": "46.01",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "2100863.00",
  "selectedBuildUpValue": "509.30",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
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      "name": "externalImg_1709538094162_1709538150448_image_5.jpeg",
      "path": "cases/65e1b2581a6cc226f9d87a57/
externalImg_1709538094162_1709538150448_image_5.jpeg",
      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
    {
      "status": false,
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    "_id": "65e57b6bf9222577acb869d9",
    "name": "Living Room",
    "path": "cases/65e1b2581a6cc226f9d87a57/
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "65e57b6bf9222577acb869db",
    "name": "Living Room",
    "path": "cases/65e1b2581a6cc226f9d87a57/
externallmg_1709538133162_1709538150448_image_9.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "65e57b6bf9222577acb869d4",
    "name": "Living Room",
    "path": "cases/65e1b2581a6cc226f9d87a57/
externallmg_1709538016031_1709538150448_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "65e57b6bf9222577acb869d3",
    "name": "Living Room",
    "path": "cases/65e1b2581a6cc226f9d87a57/
externallmg_1709538012906_1709538150448_image_1.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "65e57b6bf9222577acb869da",
    "name": "Living Room",
    "path": "cases/65e1b2581a6cc226f9d87a57/
externallmg_1709538115142_1709538150448_image_8.jpeg",
    "orientation": "landscape"
  }
]
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"indicatorRange": {
  "carpetRateRange": {
    "min": "4792",
    "max": "6813"
  },
  "builtUpRateRange": {
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```
"min": "4357",
"max": "6194"
}
},
"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
  },
  "wardrobes": {
    "title": "Wardrobes",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
    "title": "Showcases",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
    "title": "Kitchen arrangements",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
    "title": "Superfine finish",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "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
},
"potentialValue": {
  "title": "Potential value, if any",
  "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,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "463.00",
"empanelmentNo": [
  "SME/TCC/2021-22/86/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "REPORTGENERATED",
"invoices": [],
"paymentIds": [],
"_id": "65e1b2581a6cc226f9d87a57",
"paymentId": [],
"ownerName": "Mr. Rohit Shamji Gothi ",
"ownerPhoneNo": "7977171480",
"appAddress": "flat no. 302 rd floor A wing shreemati vihar gundge \nkarjat ",
"remark": "approximately per sqft on built-2600 to 2800\nGP/SP+4th floor/1 Lift",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
  },
  "inputs": {
    "documentDate": "01/03/2024",
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"from": {
  "value": "Promoter",
  "label": "Promoter"
},
"Promoter": "M/s. Vrishti Builders & Developers ",
"to": {
  "value": "Purchaser",
  "label": "Purchaser"
},
"Purchaser": "Mr. Rohit Shamji Gothi ",
"number": {
  "value": "No",
  "label": "No"
},
"No": "1377 / 2024"
},
"isHardCopy": false,
"displayStatus": false,
"id": "289768",
"path": "cases/65e1b2581a6cc226f9d87a57/
document_1710765579753_Agreement.pdf",
"fileName": "document_1710765579753_Agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "29/08/2017",
    "remark": " issued by Karjat Municipal Council ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "S.R - 28 / 17 - 18"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1710827225447_1710234022341_Plan1.pdf",
  "path": "cases/65e1b2581a6cc226f9d87a57/
document_1710827225447_1710234022341_Plan1.pdf",
  "id": "392737",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Mar 19 2024 11:17:05 GMT+0530 (India Standard Time)"
},
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{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "29/08/2017",
    "remark": " issued by Karjat Municipal Council",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "1565 / 17 - 18 / Building / KT - 1. 28 / 17 - 18 "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1710827701153_CC.pdf",
  "path": "cases/65e1b2581a6cc226f9d87a57/document_1710827701153_CC.pdf",
  "id": "548006",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Mar 19 2024 11:25:01 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "18/05/2020",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P52000014849"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1710827808409_P52000014849.pdf",
  "path": "cases/65e1b2581a6cc226f9d87a57/
document_1710827808409_P52000014849.pdf",
  "id": "506168",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Tue Mar 19 2024 11:26:48 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "007372",
```

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"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "525925",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Mar 01 2024 16:17:52 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rohit Shamji Gothi ",
    "phone": "7977171480",
    "ownershipShare": "",
    "email": "",
    "id": "660683"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "909208",
    "name": "Living Room",
    "length": "15.17",
    "length1": "15",
    "length2": "2",
    "width": "9.50",
    "width1": "9",
    "width2": "6",
    "totalArea": "144.08",
    "images": [],
    "extraAreas": [],
    "finalArea": "144.08"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Kitchen",
```

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"length": "6.67",
"length1": "6",
"length2": "8",
"width": "9.17",
"width1": "9",
"width2": "2",
"totalArea": "61.11",
"images": [],
"extraAreas": [],
"finalArea": "61.11"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "9.17",
  "length1": "9",
  "length2": "2",
  "width": "10.33",
  "width1": "10",
  "width2": "4",
  "totalArea": "94.72",
  "images": [],
  "finalArea": "94.72",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "WC",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "28.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.00"
```

```
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "27.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.42"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "29.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "29.06"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony",
```

```
    "value": "Dry_Balcony"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "6.67",
  "width1": "6",
  "width2": "8",
  "totalArea": "13.33",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.33",
  "percentageBeforeTotal": "13.33",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "2.17",
  "length1": "2",
  "length2": "2",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "19.50",
  "images": [],
  "extraAreas": [
    {
      "measurementType": {
        "value": "Square_Feet",
```

```
    "label": "Square Feet"
  },
  "_id": "65f92cea49003e142a8e2555",
  "name": "Extra ",
  "extraAreaType": "Add",
  "length": "1.83",
  "length1": "1",
  "length2": "10",
  "width": "9.83",
  "width1": "9",
  "width2": "10",
  "totalArea": "18.03"
}
],
"finalArea": "37.53",
"percentageBeforeTotal": "37.53",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "43.01",
    "totalAreaDocument": "463",
    "docBultupPercentage": "10",
    "docFinalBultUp": "509.30",
    "docFinalBultUpSquareMeter": "47.32",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "476729"
  }
],
"images": [],
"indicatorArr": [
  {
    "printlnReport": true,
```



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    "_id": "65f8371d49003e142a8d45f4",
    "property": "Flat",
    "area": "480",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "source": "Commonfloor.com",
    "expectedPrice": "2300000",
    "expectedRate": "4791.67",
    "builtUpExpectedRate": "4356.06",
    "image": "cases/65e1b2581a6cc226f9d87a57/
indicator_1710765665088_Image.png",
    "squareMeter": "44.59",
    "id": "877695"
  },
  {
    "printlnReport": true,
    "_id": "65f8371d49003e142a8d45f5",
    "property": "Flat",
    "area": "480",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "floor": "10",
    "source": "Nobroker.com",
    "expectedPrice": "2500000",
    "expectedRate": "5208.33",
    "builtUpExpectedRate": "4734.85",
    "image": "cases/65e1b2581a6cc226f9d87a57/
indicator_1710765717883_Image.png",
    "squareMeter": "44.59",
    "id": "566967"
  },
  {
    "printlnReport": true,
    "_id": "65f8371d49003e142a8d45f6",
    "property": "Flat",
    "area": "455",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "source": "Nobroker.com",
    "expectedPrice": "3100000",
```

```
    "expectedRate": "6813.19",
    "builtUpExpectedRate": "6193.81",
    "image": "cases/65e1b2581a6cc226f9d87a57/
indicator_1710765747345_Image.png",
    "squareMeter": "42.27",
    "id": "230768"
  },
  {
    "printlnReport": false,
    "_id": "65f95aa749003e142a8ece61",
    "property": "Flat",
    "area": "555",
    "builtUpPercentage": "0",
    "saleablePercentage": "0",
    "rateType": "sale_Instance",
    "areaType": "Built_Up",
    "source": "https://www.99acres.com/",
    "expectedPrice": "3000000",
    "expectedRate": "5405.41",
    "builtUpExpectedRate": "3000000",
    "image": "cases/65e1b2581a6cc226f9d87a57/
indicator_1710840487268_Image.png",
    "squareMeter": "51.56",
    "id": "773231"
  }
],
"externallImages": [
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65e57b6bf9222577acb869d2",
    "name": "externallmg_1709537987718_1709538150448_image_0.jpeg",
    "path": "cases/65e1b2581a6cc226f9d87a57/
externallmg_1709537987718_1709538150448_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65e57b6bf9222577acb869d3",
    "name": "externallmg_1709538012906_1709538150448_image_1.jpeg",
    "path": "cases/65e1b2581a6cc226f9d87a57/
externallmg_1709538012906_1709538150448_image_1.jpeg",
    "orientation": "landscape"
  },
  {

```

```
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65e57b6bf9222577acb869d4",
    "name": "externallmg_1709538016031_1709538150448_image_2.jpeg",
    "path": "cases/65e1b2581a6cc226f9d87a57/
externallmg_1709538016031_1709538150448_image_2.jpeg",
    "orientation": "portrait"
  },
  {
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    "orientation": "portrait"
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    "filename": "1710234022340_Calculation_2_Rohit.xlsx",
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    "filename": "1710234022426_Plan2.pdf",
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    "filename": "1710234022531_SRISHTI_VIHAR.pdf",
    "path": "cases/65e1b2581a6cc226f9d87a57/
processingDocuments/1710234022531_SRISHTI_VIHAR.pdf",
    "size": "913632",
    "createdAt": "Tue Mar 12 2024 14:30:22 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
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    "filename": "1710234022582_Summary__Rohit.xlsx",
    "path": "cases/65e1b2581a6cc226f9d87a57/
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    "path": "cases/65e1b2581a6cc226f9d87a57/processingDocuments/1710234022704
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    "createdAt": "2024-03-15T06:31:46.088Z"
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      "role": "FRONTDESK",
      "firstName": "Binumon",
      "lastName": "Moozhickal",
      "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
    },
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    "display": true,
    "status": true,
    "_id": "65f95e3149003e142a8ee2dc",
    "note": "for printing (Task Reopen)",
    "taskId": "65f9322b49003e142a8e4669",
    "createdAt": "2024-03-19T09:43:13.931Z"
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```

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"createdBy": {
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    "firstName": "Jagdish ",
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"assignmentType": {
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  "label": "Commercial"
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"fullAddress": "Residential Flat No. 302, 3rd Floor, Wing - A, Srishti Vihar , Village -
Gundge , Taluka - Karjat, District - Raigad, Karjat, PIN - 410 201, State - Maharashtra,
Country - India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
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"caseReferredBy": "",
"contactPersonName": "Mr. Amit Dhage ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Site Supervisor",
"siteVisitContactNo": "8169598261",
"reason": "Reopen",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 463.00",
"flatRate": "6000",
"landOtherRate": "3500",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "384.39",
"extendOfSiteRemark": "RERA Carpet Area in Sq. Ft. = 347.00\nEnclosed Balcony
Area in Sq. Ft. = 61.00\nFlower Bed Area in Sq. Ft. = 55.00\n\nAll the above areas are
```

6% 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",

```

"finalBuiltpArea": "478.77",
"finalCarpetArea": "435.25",
"finalSalableArea": "526.65",
"otherCarpetTotal": "51",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 384.00\nBalcony Area in Sq. Ft.
= 38.00\nDry Balcony Area in Sq. Ft. = 13.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + WC + Bathroom +
Passage",
"otherCompositionBUILTUPTotal": "0.00",
"otherCompositionCarpetTotal": "50.86",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
  },
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"leaseDetails": {
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  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
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  "remainingLeasePeriod": 0,
  "leaseDate": ""
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"reportGeneratedDate": "Tue Mar 19 2024 11:10:33 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-03-04"
}

```

Name	Length	Width	Total
Composition :			
Living Room	15'2"	9'6"	144.08
Kitchen	6'8"	9'2"	61.11

Bedroom	9'2"	10'4"	94.72
WC	4'00"	7'00"	28.00
Bathroom	7'00"	3'11"	27.42
Passage	3'9"	7'9"	29.06
Other Composition :			
Dry Balcony	2'00"	6'8"	13.33
Balcony Area	2'2"	9'00"	19.50