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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "RVDSValues": false,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "type": "CREDITOFFICER",
    "_id": "659e42a602c44c777bae2d2f",
    "firstName": "Surendra",
    "lastName": "Kamble",
    "mobileNo": "",
    "workMobileNo": "8689869332",
    "email": "2sbi.14677@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "1500000",
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    "expectedFees": 750,
    "quotedAmount": ""
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000167",
  "type": "BRANCH",
  "name": "RACPC Belapur ",
  "email": "sbi.14677@sbi.co.in",
  "mobileNo": "022-27524090",
  "alternateMobileNo": "",
  "address": "Estate Department Corporate Centre, 4th Floor, CIDCO Tower No. 4,
Railway Station Building, C.B.D. Belapur, Navi Mumbai - 400 614, State - Maharashtra,
Country - India.",
  "ledgerName": "STATE BANK OF INDIA - CBD Estate Department",
  "fax": "022 2757 7002",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"staff": {
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  "firstName": "Ravindra",
  "email": "ravindrakasare186@gmail.com",
  "lastName": "Kasare",
  "mobileNo": "9167204055",
  "shortName": "RBK",
  "workWithDocumentMaker": "",
  "profilePhoto": "users\\60b7189d2ffdf65bcd65882b\\
\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
},
"siteEngineer": {
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  "_id": "60f9462345132d6a6bddb9d5",
  "role": "SITEENGINEER",
  "firstName": "Dashrath ",
  "email": "dasrat.jaiswar1234@gmail.com",
  "lastName": "Jaiswar",
  "mobileNo": "9987305468",
  "designation": "",
  "shortName": "DFJ",
  "workWithDocumentMaker": ""
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"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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"maker": {
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  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
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"designation": "",
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"checker": {
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  "lastName": "Kuperkar",
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        "label": "Registered Valuer"
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  {
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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      "label": "Chartered Engineer"
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    "number": "IBBI/RV/07/2018/10366"
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"fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.8790987745129"
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    {
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      "dateTime": "2024-03-21",
      "remark": "MANUAL_IN_TASK"
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  "schedule": []
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  "audioNotes": []
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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    "value": "Country - India",
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  "key": "floorNo",
  "value": "19",
  "label": false
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  "value": "Mumbai ",
  "label": true
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  "label": false
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  "label": true
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  "key": "street1",
  "value": "Block - C, Opp Imax Dome",
  "label": false
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  "value": "Eastern Freeway",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "8",
  "label": true
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  "value": "",
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"selectNo": {
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "name": "Gut No.",
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    "value": "PIN - 400 022",
    "label": false
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    "status": true,
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    "key": "suburb",
    "value": "Sion (East)",
    "label": false
  }
},
"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "MarbleFlooring",
    "label": "Marble Flooring"
  },
  "doors": {
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    "label": "Teal wood door frame with flush shutters"
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering + POP Finish"
  }
}
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"general": {
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Mumbai_Metropolitan_Region_Development_Authority",
    "label": "Mumbai Metropolitan Region Development Authority"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Internal Road ",
    "south": "Mukundrao Ambedkar Road",
    "east": "Sewri - Chembur Road"
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
  },
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      "west": "",
      "south": "",
      "east": ""
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    "asPerDocument": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
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  },
}
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    "isDisplay": false,
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  "extraDetailOfProperty": "",
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  "approvePlanVerified": "N.A",
  "empanelledOfApprovePlan": "N.A",
  "unauthorizedConstruction": ""
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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "37685",
  "depreciatedBuildingRate": "2685"
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"igrRate": {
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  "rate": "205810",
  "landRate": "88690",
  "igrImage": "cases/65fad8dd5ca1625e5058be02/igr_1711083444590_Image.png",
  "squareMeterGuideLineRate": "226391.00",
  "squareFeetGuideLineRate": "21032.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "93",
  "rate": "20137.00",
  "squareFeetGuideLineRate": "20137.00",
  "squareMeterGuideLineRate": "216752.00"
},
"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
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"monthlyRent": "60,000/- (Expected rental income per month)",
"assessmentNo": "Details not available ",
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MMRDA norms ",
"tenantName": "",
"maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with One Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
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    "value": "Plain_Looking",
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  },
  "dateOfConstruction": {
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"date": "1",
"month": "1",
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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"value": "Good",
"label": "Good"
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"maintenanceOfTheBuilding": {
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"maintenancelssues": {
"value": "1",
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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": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "As_Per_Part_Occupancy_Certificate",
"label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "3",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "43",
"flatFloorNo": "19",
"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
"area": "546.00",
"areaType": "Built Up",
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"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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    "routeStation": {
      "value": "Monorail",
      "label": "Monorail"
    },
    "routeMapImg": "cases/65fad8dd5ca1625e5058be02/
routeMap_1711087168335_Image.png",
    "routeLat": "19.038528",
    "routeLng": "72.878500",
    "stationName": "Wadala ",
    "routeDistance": "1.1 Km. "
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "0s45zq",
      "name": "0s45zq",
      "image": "cases/65fad8dd5ca1625e5058be02/
routeMap_1711087006818_Image.png"
    }
  ]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "1",
"othersRate": "1500000",
"totalothersRate": "1500000",
"finaltotal": "18646675.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "17146675.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Fri Mar 22 2024 14:48:27 GMT+0530 (India Standard Time)",
  "number": "2305696",
  "dayCount": "8",
  "monthCount": "444",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
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},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, 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",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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"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": "10994802.00",
  "selectedBuildUpValue": "546.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
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      "name": "externallmg_1711026141987_1711026318424_image_15.jpeg",
      "path": "cases/65fad8dd5ca1625e5058be02/
externallmg_1711026141987_1711026318424_image_15.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
    {
      "status": false,
      "_id": "65fc2fde5ca1625e505b0da3",
      "name": "Living Room",
      "path": "cases/65fad8dd5ca1625e5058be02/
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    "orientation": "portrait"
  },
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    "name": "Living Room",
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externallmg_1711026136844_1711026318424_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/65fad8dd5ca1625e5058be02/
externallmg_1711026137397_1711026318424_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/65fad8dd5ca1625e5058be02/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/65fad8dd5ca1625e5058be02/
externallmg_1711026140231_1711026318424_image_11.jpeg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/65fad8dd5ca1625e5058be02/
externallmg_1711026187995_1711026369784_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "65fc300c5ca1625e505b0e12",
    "name": "Living Room",
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    "path": "cases/65fad8dd5ca1625e5058be02/
externallmg_1711026187666_1711026369784_image_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/65fad8dd5ca1625e5058be02/
externallmg_1711026139630_1711026318424_image_10.jpeg",
    "orientation": "portrait"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "38160",
    "max": "39315"
  },
  "builtUpRateRange": {
    "min": "31801",
    "max": "32763"
  }
},
"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
  },
  "showcases": {
    "title": "Showcases",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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"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
},
"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
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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{others": {
"title": "Others / Car Parking",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
totalValues": {
"title": "Total",
"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
},
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": "455.00",
empanelmentNo": [
"SME/TCC/2021-22/86/3"
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
"_id": "65fad8dd5ca1625e5058be02",
"ownerName": "Mr. Vaibhav Shantaram Uttekar & Mrs. Vaibhavi Vaibhav Uttekar ",
"ownerPhoneNo": "9987103959",
"appAddress": "flat no 1903,19th floor, Lodha Estrella New cuffparade, B Wing
wadala",
"remark": "SSL SURENDRA KAMBALE",
"documents": [
{
  "documentType": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "inputs": {
    "documentDate": "20/03/2020",
    "from": {
      "value": "Company",
      "label": "Company"
    },
    "Company": "M/s. Macrotech Developers Ltd. ",
    "to": {
      "value": "Purchasers",
      "label": "Purchasers"
    },
    "Purchasers": "Vaibhav Shantaram Uttekar & Vaibhavi Vaibhav Uttekar ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "2855 / 2020"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "931223",
  "path": "cases/65fad8dd5ca1625e5058be02/
document_1710938296779_1710938478610_1298887_1_240320_150614_1.pdf",
  "fileName":
"document_1710938296779_1710938478610_1298887_1_240320_150614_1.pdf"
},
{
  "documentType": {
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"value": "60ae1250aa6d152c1801b316",
"label": "Part Occupancy Certificate"
},
"inputs": {
  "documentDate": "08/06/2017",
  "nameOfApprovingAuthority": {
    "value": "Mumbai_Metropolitan_Region_Development_Authority",
    "label": "Mumbai Metropolitan Region Development Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "TCP / WTT / Block - C / CC / Vol - X / 1153 / 2017"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1711084853978_agreement.pdf",
"path": "cases/65fad8dd5ca1625e5058be02/
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"id": "475731",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Mar 22 2024 10:50:54 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "29/05/2019",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "T & CP / WTT / Block - C / CC / Vol - XV / 548 / 2019"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1711085030216_agreement.pdf",
  "path": "cases/65fad8dd5ca1625e5058be02/
document_1711085030216_agreement.pdf",
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"id": "996155",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Mar 22 2024 10:53:50 GMT+0530 (India Standard Time)"
},
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  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "18/07/2017",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "P51900000521"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1711085138542_agreement.pdf",
  "path": "cases/65fad8dd5ca1625e5058be02/
document_1711085138542_agreement.pdf",
  "id": "364225",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Mar 22 2024 10:55:38 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "007862",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "361214",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Mar 20 2024 18:08:53 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Vaibhav Shantaram Uttekar & Mrs. Vaibhavi Vaibhav Uttekar ",
    "phone": "9987103959",
    "ownershipShare": "",
    "email": "",
    "id": "599613"
  }
],
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"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "724275",
    "name": "Living Room",
    "length": "19.83",
    "length1": "19",
    "length2": "10",
    "width": "10.42",
    "width1": "10",
    "width2": "5",
    "totalArea": "206.60",
    "images": [],
    "extraAreas": [],
    "finalArea": "206.60"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Kitchen",
    "length": "5.17",
    "length1": "5",
    "length2": "2",
    "width": "5.42",
    "width1": "5",
    "width2": "5",
    "totalArea": "27.99",
    "images": [],
    "extraAreas": [],
    "finalArea": "27.99"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "4",
    "name": "Bedroom",
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"length": "10.00",
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"length2": "00",
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"width1": "11",
"width2": "1",
"totalArea": "110.83",
"images": [],
"finalArea": "110.83",
"extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "7.58",
  "length1": "7",
  "length2": "7",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "26.54",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.54"
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"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Balcony Area",
      "value": "Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "15.17",
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"length1": "15",
"length2": "2",
"width": "3.58",
"width1": "3",
"width2": "7",
"totalArea": "54.35",
"images": [],
"extraAreas": [],
"finalArea": "54.35",
"percentageBeforeTotal": "54.35",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "label": "Agreement For Sale",
    "value": "60ae1254aa6d152c1801b326"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "42.27",
  "totalAreaDocument": "455",
  "docBultupPercentage": "20",
  "docFinalBultUp": "546.00",
  "docFinalBultUpSquareMeter": "50.73",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "342639"
}
],
"images": [],
"indicatorArr": [
{
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  "_id": "65fd10365ca1625e505b4f3b",
  "property": "Lodha Estrellia, Wadala",
  "area": "450",
  "bultUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
```

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"areaType": "Carpet",
"floor": "10",
"source": "https://www.99acres.com/",
"expectedPrice": "17500000",
"expectedRate": "38888.89",
"builtUpExpectedRate": "32407.41",
"image": "cases/65fad8dd5ca1625e5058be02/
indicator_1711083238292_Image.png",
"squareMeter": "41.81",
"id": "127326"
},
{
  "printlnReport": true,
  "_id": "65fd10365ca1625e505b4f3c",
  "property": "Lodha Estrellia, Wadala",
  "area": "496",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "25",
  "source": "https://www.99acres.com/",
  "expectedPrice": "19500000",
  "expectedRate": "39314.52",
  "builtUpExpectedRate": "32762.10",
  "image": "cases/65fad8dd5ca1625e5058be02/
indicator_1711083302860_Image.png",
  "squareMeter": "46.08",
  "id": "231775"
},
{
  "printlnReport": true,
  "_id": "65fd10365ca1625e505b4f3d",
  "property": "Lodha Estrellia, Wadala",
  "area": "511",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "26",
  "source": "https://www.99acres.com/",
  "expectedPrice": "19500000",
  "expectedRate": "38160.47",
  "builtUpExpectedRate": "31800.39",
  "image": "cases/65fad8dd5ca1625e5058be02/
indicator_1711083362064_Image.png",
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"squareMeter": "47.47",
"id": "512116"
},
{
  "printlnReport": true,
  "_id": "65fd10365ca1625e505b4f3e",
  "property": "Lodha Gardenia, Wadala ",
  "area": "467",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "25",
  "source": "Index_no.2",
  "expectedPrice": "18075000",
  "expectedRate": "38704.50",
  "builtUpExpectedRate": "32253.75",
  "image": "cases/65fad8dd5ca1625e5058be02/
indicator_1711083532675_Image.png",
  "squareMeter": "43.39",
  "id": "881259"
}
],
"externalImages": [
  {
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    "status": false,
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    "path": "cases/65fad8dd5ca1625e5058be02/
externalImg_1711026136844_1711026318424_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externalImg_1711026137240_1711026318424_image_1.jpeg",
    "path": "cases/65fad8dd5ca1625e5058be02/
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65fc2fde5ca1625e505b0da2",
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    "name": "externallmg_1711026137397_1711026318424_image_2.jpeg",
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    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65fc2fde5ca1625e505b0da3",
    "name": "externallmg_1711026137659_1711026318424_image_3.jpeg",
    "path": "cases/65fad8dd5ca1625e5058be02/
externallmg_1711026137659_1711026318424_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65fc2fde5ca1625e505b0da4",
    "name": "externallmg_1711026137787_1711026318424_image_4.jpeg",
    "path": "cases/65fad8dd5ca1625e5058be02/
externallmg_1711026137787_1711026318424_image_4.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "65fc2fde5ca1625e505b0da5",
    "name": "externallmg_1711026137942_1711026318424_image_5.jpeg",
    "path": "cases/65fad8dd5ca1625e5058be02/
externallmg_1711026137942_1711026318424_image_5.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "orientation": "portrait"
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externallmg_1711026139136_1711026318424_image_9.jpeg",
    "orientation": "portrait"
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"orientation": "portrait"
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  "orientation": "portrait"
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  "path": "cases/65fad8dd5ca1625e5058be02/
externallmg_1711026142549_1711026318424_image_17.jpeg",
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      "orientation": "portrait"
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      "path": "cases/65fad8dd5ca1625e5058be02/
externallmg_1711026108989_1711026291448_image_0.jpeg",
      "orientation": "portrait"
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externallmg_1711026109278_1711026291448_image_1.jpeg",
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  },
}
```

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  "orientation": "portrait"
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    "filename": "1711083716547_Calculation.xlsx",
    "path": "cases/65fad8dd5ca1625e5058be02/
processingDocuments/1711083716547_Calculation.xlsx",
    "size": "4050199",
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  }
],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
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      "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,
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    "note": "Rate verification done",
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    "createdAt": "2024-03-21T03:57:55.784Z"
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"updatedAt": "2024-03-22T09:24:16.059Z",
"__v": 0,
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"assignmentType": {
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 1903, 19th Floor, Wing - B, Lodha Estrella, New
Cuff Parade, Block - C, Opp Imax Dome, Eastern Freeway, Village - Salt Pan Division ,
Sion (East), Taluka - Mumbai , District - Mumbai , Mumbai , PIN - 400 022, State -
Maharashtra, Country - India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7189d2ffdf65bcd65882b",
"contactPersonName": "Mrs. Vaibhavi Vaibhav Uttekar ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9987103959",
"buildingServicesRate": "3000.00",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 455.00",
"flatRate": "38000",
"landOtherRate": "35000",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "371.96000000000004",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 351.00\nEBVT Area in Sq. Ft. =
104.00\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",
"finalBuiltupArea": "468.94",
"finalCarpetArea": "426.31",
"finalSalableArea": "515.84",
"otherCarpetTotal": "54.35",
"salablePercentage": "10",
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```

"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 372.00\nBalcony Area in Sq. Ft.
= 54.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Toilet",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "54.35",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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    "leasePremium": "",
    "leaseRent": "",
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    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Fri Mar 22 2024 10:36:34 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-03-21"
}

```

Name	Length	Width	Total
Composition :			
Living Room	19'10"	10'5"	206.60
Kitchen	5'2"	5'5"	27.99
Bedroom	10'00"	11'1"	110.83
Toilet	7'7"	3'6"	26.54
Other Composition :			
Balcony Area	15'2"	3'7"	54.35