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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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    "proposePurchaser": false,
    "RVDSValues": false,
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  "leadFrom": {
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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": "659e42a602c44c777bae2d30",
    "firstName": "Abhinay",
    "lastName": "Singh",
    "mobileNo": "",
    "workMobileNo": "9120283508",
    "email": "3sbi.14677@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "",
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    "expectedFees": null,
    "quotedAmount": ""
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"organization": {
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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": {
  "_id": "5fc6c33c74d12c494856b951",
  "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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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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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": {
  "type": "EMPLOYEE",
  "_id": "65829f7c65d49d78457ec7be",
  "role": "SITEENGINEER",
  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
  "designation": "Bachlore Of Engireeing",
  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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"rateVerifier": null,
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  "role": "MAKER",
  "firstName": "Jayaraja",
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  "lastName": "Acharya",
  "mobileNo": "9867664219",
  "designation": "",
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  "workWithDocumentMaker": "",
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  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
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"lastName": "Sarmalkar",
"mobileNo": "9004437379",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
"designation": ""
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{
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"label": "Registered Valuer"
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"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
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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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  "longitude": "73.01194255266616"
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"visitedDate": [
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  "dateTime": "2024-03-29",
  "remark": "MANUAL_IN_TASK"
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  "rateMax": "34000",
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    "name": "Carpet",
    "value": "Carpet"
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
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  "value": "9",
  "label": true
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  "key": "street2",
  "value": "Phase - 1",
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": true
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"selectNo": {
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  "key": "selectNo",
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  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "key": "postalCode",
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  "label": false
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  "key": "suburb",
  "value": "Navi Mumbai",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "value": "rcc_Slab"
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  "flooring": {
    "value": "Vitrified_tiles_flooring",
    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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"label": "Cement Plastering + POP Finish",
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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": "Semi Urban"
  },
  "townplanApprovedByList": {
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    "label": "Navi Mumbai Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
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    "west": "Palm Beach Road",
    "south": "Open PLOT",
    "east": "Garden / Cloud 36 Road"
  },
  "asPerDocumentAgreement": {
    "north": "Plot No. 10",
    "west": "34 m Wide Road",
    "south": "Plot No. 8",
    "east": "Plot No. 6"
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  "unitBoundaries": {
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      "west": "",
      "south": "",
      "east": ""
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    "asPerDocument": {
      "north": "",
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    "west": "",
    "south": "",
    "east": ""
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  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 812.71 Sq. Ft. (Carpet
area - 719.83 + Dry Balcony area - 51.56 + Balcony area - 51.56) is more than Carpet
area 538.00 Sq . Ft. mentioned in the documents provided to us. We have considered
area mentioned in the documents. Hence, to give proper weightage to the value of the
property, higher rate considered.<br />\nThe valuation is inclusive of car parking.",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "28500",
  "depreciatedBuildingRate": "3000"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "102200",
  "landRate": "24800",
  "igrImage": "cases/65fc24c15ca1625e505aec85/igr_1711775431968_Image.png",
  "squareMeterGuideLineRate": "112420.00",
  "squareFeetGuideLineRate": "10444.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "95",
  "rate": "10037.00",
  "squareMeterGuideLineRate": "108039.00",
  "squareFeetGuideLineRate": "10037.00"
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"outgoingDetail": {
  "areaStatusList": {
    "value": "Middle_Class",
    "label": "Middle Class"
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"propertyTypeOfUseList": {
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  "label": "Residential Purpose"
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"propertyOccupiedByList": {
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  "value": "Owner_Occupied"
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"monthlyRent": "38,000/- Expected rental income per month",
"assessmentNo": "Information not available",
"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per CIDCO norms",
"tenantName": "",
"maintenanceOfFlat": "Information not available"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
    "value": "R.C.C._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": {
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  "carParking": "Stilt Parking Bearing No. S111",
  "constructionWorkStatus": {
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"label": "Completed",
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"date": "1",
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"value": "Residential",
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"label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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"label": "R.C.C. Foundation"
},
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"qualityOfConstruction": {
"value": "Good",
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"materialUsedList": {
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"buildingSpecification": {
"value": "Standard",
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"structuralSafety": {
"value": "Good",
"label": "Good"
},
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"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
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"sewerageSystem": {
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"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
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"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceIssues": {
"value": "0",
"label": "No"
},
"visibleDamageInBuilding": {
"value": "0",
"label": "No"
},
"systemOfAirConditioning": {
"value": "0",
"label": "No"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "5",
"totalLifeBuilding": "60",
"estimatedAge": "55",
"noOfBasement": "0",
"noOfPodium": "2",
"noOfAmenityFloors": "0",
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"noOfFloors": "38",
"flatFloorNo": "16",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "2"
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"finalPlinthArea": {
  "area": "591.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/65fc24c15ca1625e505aec85/
routeMap_1711771096198_Image.png",
    "routeLat": "19.118728",
    "routeLng": "72.991988",
    "stationName": "Ghansoli",
    "routeDistance": "3.2 km"
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "rdmrm",
      "name": "rdmrm",
      "image": "cases/65fc24c15ca1625e505aec85/
routeMap_1711770978493_Image.png"
    }
  ]
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"valuation": {
  "wardrobesRate": "0",
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"totalwardrobesRate": "0",
"wardrobesQty": "0",
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"showcasesRate": "0",
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"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": "15333000.00",
"finalValue": "15333000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Mar 30 2024 11:05:33 GMT+0530 (India Standard Time)",
  "number": "2305826",
  "dayCount": "7",
  "monthCount": "574",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
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},
}
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "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
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  "externalBrickWork": {
    "label": "External Brick Work",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "internalPlastering": {
    "label": "Internal Plastering",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "externalPlastering": {
    "label": "External Plastering",
    "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "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
},
}
```

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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
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  "status": false
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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": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "5939897.00",
  "selectedBuildUpValue": "591.80",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "66065fb25ca1625e50666ced",
      "name": "externalImg_1711693735948_image.jpeg",
      "path": "cases/65fc24c15ca1625e505aec85/
externalImg_1711693735948_image.jpeg",
      "orientation": "portrait"
    }
  ]
},
"selfieWithSiteVisitImages": [
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{
  "status": false,
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  "name": "externalImg_1711693730699_image.jpeg",
  "path": "cases/65fc24c15ca1625e505aec85/
externalImg_1711693730699_image.jpeg",
  "orientation": "portrait"
},
"externalPhotos": [
  {
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    "_id": "66065fb25ca1625e50666ced",
    "name": "externalImg_1711693735948_image.jpeg",
    "path": "cases/65fc24c15ca1625e505aec85/
externalImg_1711693735948_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66065fb25ca1625e50666cee",
    "name": "externalImg_1711693736661_image.jpeg",
    "path": "cases/65fc24c15ca1625e505aec85/
externalImg_1711693736661_image.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
  {
    "status": false,
    "_id": "66065fb25ca1625e50666cde",
    "name": "Living Room",
    "path": "cases/65fc24c15ca1625e505aec85/
externalImg_1711693730780_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "66065fb25ca1625e50666ce0",
    "name": "Living Room",
    "path": "cases/65fc24c15ca1625e505aec85/
externalImg_1711693731271_image.jpeg",
    "orientation": "landscape"
  }
],
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{
  "status": false,
  "_id": "66065fb25ca1625e50666ce2",
  "name": "Living Room",
  "path": "cases/65fc24c15ca1625e505aec85/
externallmg_1711693732669_image.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "66065fb25ca1625e50666ce1",
  "name": "Living Room",
  "path": "cases/65fc24c15ca1625e505aec85/
externallmg_1711693732040_image.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "66065fb25ca1625e50666ce4",
  "name": "Living Room",
  "path": "cases/65fc24c15ca1625e505aec85/
externallmg_1711693732864_image.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "66065fb25ca1625e50666ce5",
  "name": "Living Room",
  "path": "cases/65fc24c15ca1625e505aec85/
externallmg_1711693733132_image.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "66065fb25ca1625e50666ce6",
  "name": "Living Room",
  "path": "cases/65fc24c15ca1625e505aec85/
externallmg_1711693733443_image.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "66065fb25ca1625e50666ce7",
  "name": "Living Room",
  "path": "cases/65fc24c15ca1625e505aec85/
externallmg_1711693733793_image.jpeg",
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66065fb25ca1625e50666ce9",
    "name": "Living Room",
    "path": "cases/65fc24c15ca1625e505aec85/
externallmg_1711693734438_image.jpeg",
    "orientation": "portrait"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "0.00",
    "max": "0.00"
  },
  "builtUpRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"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
  }
}
```



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},
"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",
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"status": true,
"isEditable": true
},
{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": "Approximate Rate Lead",
"value": "APPROXIMATE_LEAD"
},
siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
finalValuationArea": "538.00",
empanelmentNo": [
"SME/TCC/2021-22/86/3"
],
isAdvanceInvoice": false,
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"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"invoices": [],
"paymentIds": [],
"_id": "65fc24c15ca1625e505aec85",
"ownerName": "Shri. Nikhil Agarwal",
"ownerPhoneNo": "9833345974",
"appAddress": "flat no 1602 16 th floor NG Grand plaza phase no.1 Ghansoli ",
"remark": "sSI Abhinay sir ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "03/08/2022",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Om Naman Shivay Developers Pvt. Ltd.",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Shri. Nikhil Agarwal & Mrs. Ankita Nikhil Agarwal",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "11886/2022"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "856987",
    "path": "cases/65fc24c15ca1625e505aec85/
document_1711022514879_1711022697589_Agreement3.pdf",
    "fileName": "document_1711022514879_1711022697589_Agreement3.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
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"documentDate": "07/12/2012",
"nameOfApprovingAuthority": {
  "value": "Navi_Mumbai_Municipal_Corporation.",
  "label": "Navi Mumbai Municipal Corporation."
},
"number": {
  "value": "No",
  "label": "No"
},
"No": "NMMC/TPD/BP/Case No. A-16097/6700/2012"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1711776107989_CC.pdf",
"path": "cases/65fc24c15ca1625e505aec85/document_1711776107989_CC.pdf",
"id": "856747",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Sat Mar 30 2024 10:51:48 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "10/06/2019",
    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "NMMC/NRV/SSNR/BP/Case No. 20191BONMMC55147-55412/2294/2019"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1711776258933_OC.pdf",
  "path": "cases/65fc24c15ca1625e505aec85/document_1711776258933_OC.pdf",
  "id": "510407",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Sat Mar 30 2024 10:54:19 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "007896",
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"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "161472",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Mar 21 2024 17:44:57 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Nikhil Agarwal",
    "phone": "9833345974",
    "ownershipShare": "",
    "email": "",
    "id": "834190"
  },
  {
    "name": "Mrs. Ankita Nikhil Agarwal",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "644648"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "66065dcf5ca1625e506666d4",
    "area": "777",
    "providedByName": "Nikhil Agarwal ",
    "providedByContactNo": "9833345974"
  }
],
"composition": [
  {
    "measurementType": {
      "label": "Square Feet",
```

```
    "value": "Square_Feet"
  },
  "id": "1",
  "name": "Living Room",
  "length": "18.08",
  "length1": "18",
  "length2": "1",
  "width": "12.00",
  "width1": "12",
  "width2": "00",
  "totalArea": "217.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "217.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "2",
  "name": "Pooja Room",
  "length": "5.42",
  "length1": "5",
  "length2": "5",
  "width": "9.67",
  "width1": "9",
  "width2": "8",
  "totalArea": "52.36",
  "images": [],
  "extraAreas": [],
  "finalArea": "52.36"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "11.42",
  "length1": "11",
  "length2": "5",
  "width": "7.83",
  "width1": "7",
  "width2": "10",
```

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"totalArea": "89.43",
"images": [],
"extraAreas": [],
"finalArea": "89.43"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "8.42",
  "length1": "8",
  "length2": "5",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "35.77",
  "images": [],
  "extraAreas": [],
  "finalArea": "35.77"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "12.92",
  "length1": "12",
  "length2": "11",
  "width": "9.50",
  "width1": "9",
  "width2": "6",
  "totalArea": "122.71",
  "images": [],
  "extraAreas": [
    {
      "measurementType": {
        "label": "Square Feet",
        "value": "Square_Feet"
      },
      "_id": "660798435ca1625e50681ef8",
      "name": "Bedroom",
```

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    "extraAreaType": "Add",
    "length": "5.25",
    "length1": "5",
    "length2": "3",
    "width": "3.17",
    "width1": "3",
    "width2": "2",
    "totalArea": "16.62"
  }
],
"finalArea": "139.32999999999998"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "12.92",
  "length1": "12",
  "length2": "11",
  "width": "9.67",
  "width1": "9",
  "width2": "8",
  "totalArea": "124.86",
  "images": [],
  "extraAreas": [],
  "finalArea": "124.86"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "7",
  "name": "Toilet",
  "length": "4.83",
  "length1": "4",
  "length2": "10",
  "width": "7.50",
  "width1": "7",
  "width2": "6",
  "totalArea": "36.25",
  "images": [],
  "extraAreas": [],
```



```
"finalArea": "36.25"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "4.58",
  "length1": "4",
  "length2": "7",
  "width": "5.42",
  "width1": "5",
  "width2": "5",
  "totalArea": "24.83",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.83"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "0",
    "length": "9.67",
    "length1": "9",
    "length2": "8",
    "width": "5.33",
    "width1": "5",
    "width2": "4",
    "totalArea": "51.56",
    "images": [],
    "extraAreas": [],
    "finalArea": "51.56",
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"percentageBeforeTotal": "51.56",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "2",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "41.32",
  "images": [],
  "extraAreas": [],
  "finalArea": "41.32",
  "percentageBeforeTotal": "41.32",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "211719",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "538",
    "squareMeterArea": "49.98",
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    "docFinalBuiltUp": "591.8",
    "docFinalBuiltUpSquareMeter": "54.977999999999994",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "printlnReport": false,
    "_id": "66079d7e5ca1625e506839dc",
    "property": "Flat",
    "area": "800",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "source": "Housing.Com",
    "expectedPrice": "21700000",
    "expectedRate": "27125.00",
    "builtUpExpectedRate": "24659.09",
    "image": "cases/65fc24c15ca1625e505aec85/
indicator_1711774825015_Image.png",
    "squareMeter": "74.32",
    "id": "205138"
  },
  {
    "printlnReport": false,
    "_id": "66079d7e5ca1625e506839dd",
    "property": "Flat",
    "area": "616",
    "builtUpPercentage": "10",
    "saleablePercentage": "0",
    "rateType": "price_Indicator",
    "areaType": "Carpet",
    "source": "square_yards",
    "expectedPrice": "19000000",
    "expectedRate": "30844.16",
    "builtUpExpectedRate": "28040.14",
    "image": "cases/65fc24c15ca1625e505aec85/
indicator_1711774894012_Image.png",
    "squareMeter": "57.23",
    "id": "943948"
  },
}
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{
  "printlnReport": false,
  "_id": "66079d7e5ca1625e506839de",
  "property": "Flat",
  "area": "700",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "source": "https://www.99acres.com/",
  "expectedPrice": "19500000",
  "expectedRate": "27857.14",
  "builtUpExpectedRate": "25324.68",
  "image": "cases/65fc24c15ca1625e505aec85/
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  "squareMeter": "65.03",
  "id": "436818"
},
{
  "printlnReport": false,
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  "area": "616.56",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
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  "source": "Index_no.2",
  "expectedPrice": "15966700",
  "expectedRate": "25896.43",
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  "id": "219850"
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  }
]
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},
}
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},
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},
{
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  {
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    "_id": "66065fb25ca1625e50666ce7",
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  },
  {
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  },
  {
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  {
    "type": "EXTERNAL_IMAGES",
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    "_id": "66065fb25ca1625e50666cea",
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    "orientation": "portrait"
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  {
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externalImg_1711693735541_image.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66065fb25ca1625e50666ced",
    "name": "externalImg_1711693735948_image.jpeg",
    "path": "cases/65fc24c15ca1625e505aec85/
externalImg_1711693735948_image.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66065fb25ca1625e50666cee",
    "name": "externalImg_1711693736661_image.jpeg",
    "path": "cases/65fc24c15ca1625e505aec85/
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    "orientation": "portrait"
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  },

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},
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processingDocuments/1711718160540_igr2.pdf",
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  "size": "1802408",
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"leadRemarks": [],
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  "label": "Commercial"
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"fullAddress": "Residential Flat No. 1602, 16th Floor, Wing - B, N. G. Grand Plaza, Plot
No. 9, Sector 11, Type - 1, Phase - 1, Village - Ghansoli, Navi Mumbai, Taluka - Thane,
District - Thane, PIN - 400 701, State - Maharashtra, India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
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"contactPersonName": "Shri. Nikhil Agarwal",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9833345974",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Pooja Room + 2 Toilet
+ Passage",
"carpetTotal": "719.83",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "92.88",
"siteVisitDate": "2024-03-29",
"otherCompositionBuiltUpTotal": "0.00",
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"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "10",
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"finalCarpetArea": "812.71",
"finalSalableArea": "893.98",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 719.83\nBalcony Ara in Sq. Ft. =
41.32\nDry Balcony Area in Sq. Ft. = 51.56\n<br />",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
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"finalCarpetConvertToBuiltUpPer": "10",
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"buildingServicesRate": "3000",
"flatRate": "28500",
"landOtherRate": "25500",
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    "value": "Free_Hold"
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  }
},
"shopDetails": {
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  "roadFacing": false,
  "mall": false
}
}

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Name	Length	Width	Total
Composition :			
Living Room	18'1"	12'00"	217.00
Pooja Room	5'5"	9'8"	52.36
Kitchen	11'5"	7'10"	89.43
Toilet	8'5"	4'3"	35.77
Bedroom	12'11"	9'6"	122.71
Bedroom	12'11"	9'8"	124.86

Toilet	4'10"	7'6"	36.25
Passage	4'7"	5'5"	24.83
Other Composition :			
Dry Balcony Area	9'8"	5'4"	51.56
Balcony Area	9'11"	4'2"	41.32