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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And
Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
Enforcement_Of_Security_Interest_Act,_2002"
  },
  "masterTypeOfPurpose": {
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    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
Enforcement_Of_Security_Interest_Act,_2002"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "type": "CREDITOFFICER",
    "_id": "64cb5e480faf29427aca80c8",
    "firstName": "Uttam",
    "lastName": "Sanap",
    "mobileNo": "02225009143",
    "workMobileNo": "7028022330",
    "email": "racpc.ghatkopar@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "80",
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"discussWithPerson": "Uttam",
"expectedFees": 0.04,
"quotedAmount": "2500"
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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": "5fc6c33c74d12c494856b7f7",
  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
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"zone": {
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"zoneName": "Mumbai (Metro) & Maharashtra"
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  "pickupPerson": {
    "type": "EMPLOYEE",
    "_id": "60b7177d2ffdf65bcd65882a",
    "role": "PICKUPPERSON",
    "firstName": "Saurabh",
    "email": "saurabhvelonde143@gmail.com",
    "lastName": "Velonde",
    "mobileNo": "8691048846",
    "shortName": "SSV",
    "workWithDocumentMaker": "",
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  "siteEngineer": {
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    "role": "SITEENGINEER",
    "firstName": "Nikhil ",
    "email": "valtechnical2022@gmail.com",
    "lastName": "Sonawane",
    "mobileNo": "9819470709",
    "designation": "",
    "shortName": "NS",
    "workWithDocumentMaker": "6006d4ce5080a310ac1fdfc2",
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  },
  "rateVerifier": {
    "type": "EMPLOYEE",
    "_id": "64cde526dc9f3034f3fefa49",
    "role": "FRONTDESK",
    "firstName": "Rashmi",
    "email": "rashmijadhav14feb@gmail.com",
    "lastName": "Jadhav",
    "mobileNo": "7738144625",
    "designation": "Back Office Coordination",
    "shortName": "RJ",
    "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "maker": {
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"type": "EMPLOYEE",
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  "role": "MAKER",
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  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
  "mobileNo": "9529385821",
  "designation": "",
  "shortName": "PR",
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},
"checker": {
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  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  {
    "valuersRegistrationNumber": [
      {
        "value": "[N]C.C.I.T/I -14/52/2008-09",
        "label": "Wealth Tax"
      }
    ]
  },
  "type": "EMPLOYEE",
  "_id": "6084131a13f01f158c6ea1f3",
  "PANNo": "AEAPC7114Q",
  "role": "VALUER",
  "firstName": "Sharadkumar",
  "fatherName": "Baburao",
  "email": "cmd@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9422171100",
  "designation": "CMD",
  "registrationNo": [
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  "title": {
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    "label": "Wealth Tax"
  },
  "_id": "6084131a13f01f158c6ea1f4",
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}
],
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\profilePhoto_1622369528291_Sharad Chalikwar Photo.jpg"
}
]
},
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  "label": "BANK",
  "value": "BANK"
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  "longitude": "73.08059868575423"
},
"geo": {
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  "coordinates": [
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    19.208154989105775
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  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2024-05-08",
      "remark": "NPA "
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    {
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      "remark": "MANUAL_IN_TASK"
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"schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
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    "name": "Country",
    "key": "country",
    "value": "Country - India",
    "label": false
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  "village": {
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    "name": "Village",
    "key": "village",
    "value": "Ayre ",
    "label": true
  },
  "floorNo": {
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    "name": "Floor No",
    "key": "floorNo",
    "value": "2",
    "label": false
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  "buildingNo": {
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    "name": "Building No",
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"value": "",
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  "label": true
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  "key": "city",
  "value": "Dombivali ",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Kalyan ",
  "label": true
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  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
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  "value": "Om Shree Apartment",
  "label": false
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"selectArea": {
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"status": false,
"name": "Sector",
"key": "selectArea",
"value": "",
"label": true
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  "key": "street1",
  "value": "Ayre Village Road, Near Hanuman Mandir",
  "label": false
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  "key": "street2",
  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "name": "Old Survey No.",
  "key": "oldSurveyNumber",
  "value": "",
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"label": true
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"newSurveyNumber": {
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "10/A, Hissa No. 4",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
},
"selectNo": {
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  "key": "selectNo",
  "value": "201",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
  "status": false,
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"name": "Khata No",
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"value": "",
"label": false
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"mouza": {
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  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
},
"GUTNo": {
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 421 203",
  "label": false
},
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  "key": "suburb",
  "value": "Dombivali (East)",
  "label": false
}
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    }
  },
  "flatSpecifications": {
    "roof": {
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      "label": "R. C. C. Slab"
    },
    "flooring": {
      "value": "VerifiedTileFlooring",
      "label": "Vitrified Tile Flooring"
    },
    "doors": {
      "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
      "label": "Teak Wood Door frame with Solid flush door"
    },
    "windows": {
      "value": "Aluminium_Sliding_Windows_with_window_grills",
      "label": "Aluminium Sliding Windows with window grills"
    },
    "fittings": {
      "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
      "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
    },
    "finishing": {
      "value": "Cement_Plastering_+_POP_Finish",
      "label": "Cement Plastering + POP Finish"
    }
  },
  "general": {
    "ownership": {
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      "label": "Joint Ownership"
    },
    "populationClassList": {
      "value": "MiddleClass",
      "label": "Middle Class"
    },
    "populationGroupList": {
      "value": "Urban",
      "label": "Urban"
    },
    "townplanApprovedByList": {
      "value": "Kalyan_Dombivali_Municipal_Corporation",
      "label": "Kalyan Dombivali Municipal Corporation"
    }
  },

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"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
},
"asPerActualAgreement": {
  "north": "Ayre Gaon Road ",
  "west": "Ek Veera Apartment ",
  "south": "Shree Ram Sadan ",
  "east": "Open Plot "
},
"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "The loading on Measured carpet to built-up is 45%, hence, we have adjusted the rate accordingly.<br />The building is not having direct access from main

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road. It's connected through a small lane.
As per occupancy certificate provided, Building No. 1 are provided which is missing from the Agreement for Sale. We are unable to establish relation between building number as per Occupancy certificate and name as on site. Separate legal opinion or clarification from society is advised in this regard.
Building Approved Plan is not available for verification.\n",

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"depreciationPercentage": "10.5",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "5737.5",
"depreciatedBuildingRate": "2237.5"
},
"igrRate": {
"propertyName": "Residential Flat",
"rate": "66000",
"landRate": "21600",
"igrImage": "cases/663366c94511fa6f226f6902/igr_1715850689519_Image.png",
"squareMeterGuideLineRate": "66000.00",
"squareFeetGuideLineRate": "6132.00"
},
"igrFinalRate": {
"floorRatePercentage": "0",
"depreciationPercentage": "93",
"rate": "5843.00",
"squareFeetGuideLineRate": "5843.00",
"squareMeterGuideLineRate": "62892.00"
},
"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
"label": "Medium"
},
"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"
},
"propertyOccupiedByList": {
"value": "Owner_Occupied",
"label": "Owner Occupied"
},
"monthlyRent": "N.A",
"assessmentNo": "Details not available ",
"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
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"floorSpaceIndex": "As per KDMC norms ",
"tenantName": "",
"maintenanceOfFlat": "Normal "
},
"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": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2017",
    "fullDate": "1/1/2017"
  },
  "planningArea": {
    "value": "Residential",
```

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"label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
}
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"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": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "2",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "3"
},
"finalPlinthArea": {
  "area": "530.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
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    "label": "Railway Station"
  },
  "routeMapImg": "cases/663366c94511fa6f226f6902/
routeMap_1715854042873_Image.png",
  "routeLat": "19.122369",
  "routeLng": "72.993194",
  "stationName": "Kopar ",
  "routeDistance": "700 Mtrs. "
},
"finalLatLng": {
  "coordinates": [
    null,
    null
  ],
  "type": "Point"
},
"showLocation": {
  "latlng": true,
  "finallatlng": true
},
"locationMapImg": [
  {
    "id": "y8uвет",
    "name": "y8uвет",
    "image": "cases/663366c94511fa6f226f6902/
routeMap_1715853905996_Image.png"
  }
]
},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3041140.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValue": "0",
"finalValue": "3041140.00"
},
"outward": {
  "status": true,
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  "date": "Thu May 16 2024 16:37:46 GMT+0530 (India Standard Time)",
  "number": "2306340",
  "dayCount": "15",
  "monthCount": "200",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"rateVerify": {
  "status": false
},
"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",
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"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
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
```

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"flooringTilingKitchenPlatform": {
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  "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
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"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": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": true,
"status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "2137019.00",
  "selectedBuildUpValue": "365.74",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
      "_id": "663b10121c6321090f296254",
      "name": "externallmg_r_1715146762227_1715146507289_image_15.jpg",
      "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146762227_1715146507289_image_15.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "663b10121c6321090f296247",
      "name": "externallmg_r_1715146730571_1715146507289_image_2.jpg",
      "path": "cases/663366c94511fa6f226f6902/
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      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "663b10121c6321090f296246",
      "name": "externallmg_r_1715146732728_1715146507289_image_3.jpg",
      "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146732728_1715146507289_image_3.jpg",
      "orientation": "portrait"
    }
  ],
}
```

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{
  "status": false,
  "_id": "663b10121c6321090f29624c",
  "name": "externallmg_r_1715146741010_1715146507289_image_7.jpg",
  "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146741010_1715146507289_image_7.jpg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "663b10121c6321090f29624e",
  "name": "externallmg_r_1715146745870_1715146507289_image_9.jpg",
  "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146745870_1715146507289_image_9.jpg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "663b10121c6321090f29624d",
  "name": "externallmg_r_1715146742996_1715146507289_image_8.jpg",
  "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146742996_1715146507289_image_8.jpg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "663b10121c6321090f29624b",
  "name": "externallmg_r_1715146736786_1715146507289_image_5.jpg",
  "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146736786_1715146507289_image_5.jpg",
  "orientation": "portrait"
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{
  "status": false,
  "_id": "663b10121c6321090f296253",
  "name": "externallmg_r_1715146759265_1715146507289_image_14.jpg",
  "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146759265_1715146507289_image_14.jpg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "663b10121c6321090f296254",
  "name": "externallmg_r_1715146762227_1715146507289_image_15.jpg",
  "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146762227_1715146507289_image_15.jpg",
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "663b10121c6321090f296252",
    "name": "externallmg_r_1715146756643_1715146507289_image_13.jpg",
    "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146756643_1715146507289_image_13.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "663b10121c6321090f296251",
    "name": "externallmg_r_1715146753538_1715146507289_image_12.jpg",
    "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146753538_1715146507289_image_12.jpg",
    "orientation": "landscape"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "7736.00",
    "max": "10776.00"
  },
  "builtUpRateRange": {
    "min": "5526.00",
    "max": "7693.00"
  },
  "saleableRateRange": {
    "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
  }
},
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"kitchenArrangements": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"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
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
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"COMPLETED": false
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"createCase": "false",
"type": "CASE",
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  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "530.00",
"empanelmentNo": [
  "SME/TCC/2021-22/85/13"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
"_id": "663366c94511fa6f226f6902",
"ownerName": "Mr. Kailash Mallesh Kunchi, Mr. Malesh Sabbana Kunchi & Mrs.
Nagamma Mallesh Kunchi ",
"ownerPhoneNo": "8169312825",
"appAddress": "Flat no. 201, 2nd Floor, Om Shree Apartment, Mhatre Nagarz
Dombivali East ",
"remark": "NPA ",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "05/05/2022",
      "from": {
        "value": "Builder",
        "label": "Builder"
      },
      "Builder": "M/s. Preet Builders & Developers ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Kailash Mallesh Kunchi, Mr. Malesh Sabbana Kunchi & Mrs.
Nagamma Mallesh Kunchi ",
      "number": {
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    "value": "No",
    "label": "No"
  },
  "No": "10668 / 2022"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1715851630554_Agreement.pdf",
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document_1715851630554_Agreement.pdf",
"id": "659655",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu May 16 2024 14:57:10 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1267aa6d152c1801b380",
    "label": "Building Completion Certificate"
  },
  "inputs": {
    "documentDate": "28/02/2017",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KDMC / NRV / CC / D.V / OCC / 229"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1715852178369_219364.pdf",
"path": "cases/663366c94511fa6f226f6902/
document_1715852178369_219364.pdf",
"id": "380309",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu May 16 2024 15:06:18 GMT+0530 (India Standard Time)"
},
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "documentDate": "13/03/2015",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / BP / DV / 2012 / 13 / 126 / 158"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1715852246220_Agreement.pdf",
  "path": "cases/663366c94511fa6f226f6902/
document_1715852246220_Agreement.pdf",
  "id": "977566",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Thu May 16 2024 15:07:26 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ee",
    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "24/05/2022",
    "remark": " in the name of Mr. Kailash Mallesh Kunchi, Mr. Malesh Sabbana Kunchi
& Mrs. Nagamma Mallesh Kunchi issued by Sanjay S. Dalvi (Registered Valuer)"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1715852346839_Previous_Valuation_Report.pdf",
  "path": "cases/663366c94511fa6f226f6902/
document_1715852346839_Previous_Valuation_Report.pdf",
  "id": "361982",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Thu May 16 2024 15:09:06 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "008491",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "319569",
    "title": "Create Lead",

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"description": "Create Lead",
"datetime": "Thu May 02 2024 15:41:21 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Kailash Mallesh Kunchi, Mr. Malesh Sabbana Kunchi & Mrs. Nagamma
Mallesh Kunchi ",
"phone": "8169312825",
"ownershipShare": "",
"email": "",
"id": "273966"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "914521",
"name": "Kitchen",
"length": "11.50",
"length1": "11",
"length2": "6",
"width": "6.17",
"width1": "6",
"width2": "2",
"totalArea": "70.92",
"images": [],
"extraAreas": [],
"finalArea": "70.92"
},
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"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Passage",
"length": "6.00",
"length1": "6",
"length2": "00",
"width": "3.00",
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"width1": "3",
"width2": "00",
"totalArea": "18.00",
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      "value": "Square_Feet",
      "label": "Square Feet"
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    "_id": "6645d628a6319f3f44d0c0eb",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "3.00",
    "length1": "3",
    "length2": "00",
    "width": "2.00",
    "width1": "2",
    "width2": "00",
    "totalArea": "6.00"
  }
],
"finalArea": "24"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bathroom",
  "length": "6.42",
  "length1": "6",
  "length2": "5",
  "width": "5.42",
  "width1": "5",
  "width2": "5",
  "totalArea": "34.76",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.76"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

```
},
  "id": "3",
  "name": "WC",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "11.17",
  "length1": "11",
  "length2": "2",
  "width": "7.50",
  "width1": "7",
  "width2": "6",
  "totalArea": "83.75",
  "images": [],
  "finalArea": "83.75",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Living Room",
  "length": "8.75",
  "length1": "8",
  "length2": "9",
  "width": "15.42",
  "width1": "15",
  "width2": "5",
  "totalArea": "134.90",
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"images": [],
"extraAreas": [],
"finalArea": "134.90"
}
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"otherComposition": [
{
"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Cupboard",
"value": "Cupboard"
},
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "0",
"length": "3.42",
"length1": "3",
"length2": "5",
"width": "1.58",
"width1": "1",
"width2": "7",
"totalArea": "5.41",
"images": [],
"extraAreas": [],
"finalArea": "5.41",
"percentageBeforeTotal": "5.41",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "642674",
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"selectAreaTypeDocument": "Built_Up",
"totalAreaDocument": "530",
"squareMeterArea": "49.24",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docBultupPercentage": "",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
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"carpetArea": {
"area": "464",
"squareMeterArea": "43.11",
"expectedRate": "10775.86",
"percentage": ""
},
"builtUpArea": {
"area": "650.00",
"squareMeterArea": "60.39",
"expectedRate": "7692.31",
"percentage": ""
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "6645e64a9ab4ee3f0518b463",
"property": "Residential Flat",
"area": "650",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "5000000",
"expectedRate": "10775.86",
"builtUpExpectedRate": "5000000",
"image": "cases/663366c94511fa6f226f6902/
indicator_1715849982334_Image.png",
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"squareMeter": "60.39",
"id": "543870"
},
{
  "carpetArea": {
    "area": "293",
    "squareMeterArea": "27.22",
    "expectedRate": "10238.91",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "410.00",
    "squareMeterArea": "38.09",
    "expectedRate": "7317.07",
    "percentage": ""
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "6645e64a9ab4ee3f0518b464",
  "property": "Residential Flat",
  "area": "410",
  "builtUpPercentage": "0",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "3000000",
  "expectedRate": "10238.91",
  "builtUpExpectedRate": "3000000",
  "image": "cases/663366c94511fa6f226f6902/
indicator_1715850583870_Image.png",
  "squareMeter": "38.09",
  "id": "892423"
},
{
  "carpetArea": {
    "area": "318.00",
    "squareMeterArea": "29.54",
    "expectedRate": "7735.85",
    "percentage": ""
  },
```

```
    },
    "builtUpArea": {
      "area": "445.20",
      "squareMeterArea": "41.36",
      "expectedRate": "5525.61",
      "percentage": "40"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
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    "printInReport": true,
    "_id": "6645e64a9ab4ee3f0518b465",
    "property": "Residential Flat",
    "area": "318",
    "builtUpPercentage": "40",
    "saleablePercentage": "0",
    "rateType": "sale_Instance",
    "areaType": "Carpet",
    "floor": "",
    "source": "Index_no.2",
    "expectedPrice": "2460000",
    "expectedRate": "7735.85",
    "builtUpExpectedRate": "5525.61",
    "image": "cases/663366c94511fa6f226f6902/
indicator_1715856970065_Image.png",
    "squareMeter": "29.54",
    "id": "848100"
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"externalImages": [
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    "_id": "663b10121c6321090f296245",
    "name": "externalImg_r_1715146730510_1715146507289_image_1.jpg",
    "path": "cases/663366c94511fa6f226f6902/
externalImg_r_1715146730510_1715146507289_image_1.jpg",
    "orientation": "landscape"
  },
  {
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    "status": false,
    "_id": "663b10121c6321090f296246",
```

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    "name": "externallmg_r_1715146732728_1715146507289_image_3.jpg",
    "path": "cases/663366c94511fa6f226f6902/
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    "orientation": "portrait"
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    "_id": "663b10121c6321090f296247",
    "name": "externallmg_r_1715146730571_1715146507289_image_2.jpg",
    "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146730571_1715146507289_image_2.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "663b10121c6321090f296248",
    "name": "externallmg_r_1715146734657_1715146507289_image_4.jpg",
    "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146734657_1715146507289_image_4.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "663b10121c6321090f296249",
    "name": "externallmg_r_1715146727765_1715146507289_image_0.jpg",
    "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146727765_1715146507289_image_0.jpg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "663b10121c6321090f29624a",
    "name": "externallmg_r_1715146738909_1715146507289_image_6.jpg",
    "path": "cases/663366c94511fa6f226f6902/
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    "_id": "663b10121c6321090f29624b",
    "name": "externallmg_r_1715146736786_1715146507289_image_5.jpg",
```

```
    "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146736786_1715146507289_image_5.jpg",
    "orientation": "portrait"
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    "_id": "663b10121c6321090f29624c",
    "name": "externallmg_r_1715146741010_1715146507289_image_7.jpg",
    "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146741010_1715146507289_image_7.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "663b10121c6321090f29624d",
    "name": "externallmg_r_1715146742996_1715146507289_image_8.jpg",
    "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146742996_1715146507289_image_8.jpg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "_id": "663b10121c6321090f29624e",
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    "path": "cases/663366c94511fa6f226f6902/
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    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/663366c94511fa6f226f6902/
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    "orientation": "portrait"
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    "path": "cases/663366c94511fa6f226f6902/
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```

```
    "orientation": "portrait"
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    "type": "EXTERNAL_IMAGES",
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    "path": "cases/663366c94511fa6f226f6902/
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    "orientation": "landscape"
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    "path": "cases/663366c94511fa6f226f6902/
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    "orientation": "portrait"
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  {
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    "status": false,
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    "name": "externallmg_r_1715146759265_1715146507289_image_14.jpg",
    "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146759265_1715146507289_image_14.jpg",
    "orientation": "portrait"
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  {
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    "status": false,
    "_id": "663b10121c6321090f296254",
    "name": "externallmg_r_1715146762227_1715146507289_image_15.jpg",
    "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146762227_1715146507289_image_15.jpg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "663b10121c6321090f296255",
    "name": "externallmg_r_1715146764843_1715146507289_image_16.jpg",
    "path": "cases/663366c94511fa6f226f6902/
externallmg_r_1715146764843_1715146507289_image_16.jpg",
    "orientation": "portrait"
  }
}
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      "path": "cases/663366c94511fa6f226f6902/
externalImg_r_1715146682661_1715146471840_image_0.jpg",
      "orientation": "portrait"
    }
  ],
  "externalDocuments": [],
  "processingDocuments": [
    {
      "originalname": "Calculation Sheet NEW.xlsx",
      "filename": "1715850764588_Calculation_Sheet_NEW.xlsx",
      "path": "cases/663366c94511fa6f226f6902/
processingDocuments/1715850764588_Calculation_Sheet_NEW.xlsx",
      "size": "2982586",
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      "uploadedBy": "64cde526dc9f3034f3fefa49"
    }
  ],
  "leadRemarks": [],
  "audioRemarks": [],
  "remarks": [
    {
      "createdBy": {
        "_id": "64cde526dc9f3034f3fefa49",
        "role": "FRONTDESK",
        "firstName": "Rashmi",
        "lastName": "Jadhav",
        "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg"
      },
      "workType": "RATE_VERIFY",
      "display": true,
      "status": true,
      "_id": "663b547dd34acf0916e29bcc",
      "note": "Value given for the confirmation",
      "taskId": "663376b6f76f30369f4e4c73",
      "createdAt": "2024-05-08T10:31:25.286Z"
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  ],
  "createdAt": "2024-05-02T10:11:21.257Z",
  "updatedAt": "2024-05-16T11:56:49.227Z",
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"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 201, 2nd Floor, Om Shree Apartment, Ayre Village
Road, Near Hanuman Mandir, Village - Ayre , Dombivali (East), Taluka - Kalyan ,
District - Thane , Dombivali , PIN - 421 203, State - Maharashtra, Country - India",
"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Parshuram ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner's Relative ",
"siteVisitContactNo": "9819273555",
"buildingServicesRate": "2500",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 530.00",
"flatRate": "6000",
"landOtherRate": "3500",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  }
},
"roadFacing": false,
"mall": false
},
"builtupPercentage": "10",
"carpetTotal": "359.08000000000004",
"extendOfSiteRemark": "",
"finalBuiltupArea": "402.31",
"finalCarpetArea": "365.74",
"finalSalableArea": "442.55",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 359.00\nCupboard Area in Sq.
```



```

Ft. = 5.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + Bathroom +
WC",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "5.41",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Thu May 16 2024 14:48:58 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-05-07"
}

```

Name	Length	Width	Total
Composition :			
Kitchen	11'6"	6'2"	70.92
Passage	6'00"	3'00"	18.00
Bathroom	6'5"	5'5"	34.76
WC	4'00"	3'00"	12.00
Bedroom	11'2"	7'6"	83.75
Living Room	8'9"	15'5"	134.90

Other
Composition :

Cupboard	3'5"	1'7"	5.41
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