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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": true,
    "RVDSValues": false,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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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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      "_id": "5fc6c33c74d12c494856bb50"
    },
    "type": "CREDITOFFICER",
    "_id": "658679075b664a64c315b2b3",
    "firstName": "Rupesh",
    "lastName": "Juvekar",
    "mobileNo": "",
    "workMobileNo": "8169226574",
    "email": "sbi.08586@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "24000000",
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    "expectedFees": 12000,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "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": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "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": "000346",
  "type": "BRANCH",
  "name": "Madam Cama Road Branch Mumabi",
  "email": "sbi.30203@sbi.co.in",
  "mobileNo": "1800 4253800",
  "alternateMobileNo": "",
  "address": "Ground Floor State Bank Annexe Madam Kama Road, Nariman Point,
Mumbai, Maharashtra 400021",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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"staff": {
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"type": "EMPLOYEE",
  "_id": "62727444afd7d55eddee092c",
  "role": "PICKUPPERSON",
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  "email": "shantilal@vastukala.org",
  "lastName": "Patel",
  "mobileNo": "9969039853",
  "shortName": "SHP",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/62727444afd7d55eddee092c/
profilePhoto_1668057663775_WhatsApp_Image_20221110_at_104853_AM.jpeg"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "62ea09ea4e679b264caf07d7",
  "role": "SITEENGINEER",
  "firstName": "Suraj",
  "email": "suraj@vastukala.org",
  "lastName": "Zore",
  "mobileNo": "8652448654",
  "designation": "",
  "shortName": "SZ",
  "workWithDocumentMaker": "60092304a16fab0f2af9b0c2",
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  "role": "MAKER + RATE VERIFIER + CHEAKER",
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
  "designation": "",
  "shortName": "SK",
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"maker": {
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  "email": "pradnya@vastukala.org",
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    "lastName": "Rasam",
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    "lastName": "Kajvilkar",
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        {
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          "label": "Registered Valuer"
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      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
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          "_id": "60af80072ffdf65bcd658651",
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  ],

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  "title": {
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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"clientType": {
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  "value": "BANK"
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"location": {
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19.05387
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      "remark": " 2.40"
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    {
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      "dateTime": "2024-05-13",
      "remark": "MANUAL_IN_TASK"
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  "audioNotes": []
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    "value": "Maharashtra",
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    "label": false
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  "label": true
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  "value": "N.G. Acharya Marg",
  "label": false
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  "label": false
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  "label": false
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"wing": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "265(Part) & 266(Part)",
  "label": true
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  "label": false
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  "value": "",
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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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"policeStation": {
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  "value": "",
  "label": false
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  "value": "PIN - 400 088",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Govandi (East)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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  }
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Sandu Shilpa Datta Building ",
    "south": "N.G. Acharya Marg ",
    "east": "Rukmini Building "
  },
  "asPerDocumentAgreement": {
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    "west": "CTS No. 267",
    "south": "N. G. Acharya Marg      ",
    "east": "CTS No. 264"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
    },
    "asPerDocument": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
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  }
}
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    },
    "isDisplay": false,
    "title": "Boundaries of The Flat"
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  "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": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "30000.00",
  "depreciatedBuildingRate": "3000"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "133250",
  "landRate": "60260",
  "igrImage": "cases/6641b627e878f03b3ef17f9f/igr_1715838505178_Image.png",
  "squareMeterGuideLineRate": "146575.00",
  "squareFeetGuideLineRate": "13617.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
  "rate": "133250.00",
  "squareMeterGuideLineRate": "146575.00",
  "squareFeetGuideLineRate": "13617.00"
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"outgoingDetail": {
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    "label": "Medium"
  }
},
"propertyTypeOfUseList": {
  "value": "Residential_Purpose",
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"label": "Residential Purpose"
},
"propertyOccupiedByList": {
  "value": "Vacant",
  "label": "Vacant"
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"monthlyRent": "N.A",
"assessmentNo": "Details not available ",
"taxPaidHolderName": "Details not available ",
"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MCGM 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": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with One Stack Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  }
}
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},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
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"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2023",
  "fullDate": "1/1/2023"
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"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C.",
  "label": "R.C.C. Framed"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "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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  "label": "Good"
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"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "59",
"ageOfBuilding": "1",
"noOfBasement": "",
"noOfPodium": "3",
"noOfAmenityFloors": "",
"noOfFloors": "19",
"flatFloorNo": "18",
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"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "5"
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"finalPlinthArea": {
  "area": "798.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/6641b627e878f03b3ef17f9f/
routeMap_1715840877270_Image.png",
    "routeLat": "19.053972",
    "routeLng": "72.913750",
    "stationName": "Govandi ",
    "routeDistance": "350 Mtrs. "
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "glok7v",
      "name": "glok7v",
      "image": "cases/6641b627e878f03b3ef17f9f/
routeMap_1715840766187_Image.png"
    }
  ]
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"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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"totalshowcasesRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "1",
"othersRate": "800000",
"totalothersRate": "800000",
"finaltotal": "22580000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "21780000.00"
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"outward": {
  "status": true,
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  "date": "Thu May 16 2024 12:14:15 GMT+0530 (India Standard Time)",
  "number": "2306330",
  "dayCount": "5",
  "monthCount": "190",
  "generatedBy": "60eeaeddf3dd69653a581316"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": ""
  }
}
```

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"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
},
"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
},
}
```

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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"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": "",
  "percentage": "0.00",
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"isHideFloor": false,
"status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"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": "10874536.00",
  "selectedBuildUpValue": "798.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "6642229ed5b8cf3b3fe96120",
      "name": "externalImg_r_1715610240878_1715610066659_image_0.jpg",
      "path": "cases/6641b627e878f03b3ef17f9f/
externalImg_r_1715610240878_1715610066659_image_0.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
```

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  "status": false,
  "_id": "6642229ed5b8cf3b3fe96120",
  "name": "Living Room",
  "path": "cases/6641b627e878f03b3ef17f9f/
externallmg_r_1715610240878_1715610066659_image_0.jpg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "6642229ed5b8cf3b3fe96124",
  "name": "Living Room",
  "path": "cases/6641b627e878f03b3ef17f9f/
externallmg_r_1715610250583_1715610066659_image_6.jpg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "6642229ed5b8cf3b3fe96123",
  "name": "Living Room",
  "path": "cases/6641b627e878f03b3ef17f9f/
externallmg_r_1715610247532_1715610066659_image_4.jpg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "6642229ed5b8cf3b3fe96129",
  "name": "Living Room",
  "path": "cases/6641b627e878f03b3ef17f9f/
externallmg_r_1715610256291_1715610066659_image_10.jpg",
  "orientation": "portrait"
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  "status": false,
  "_id": "6642229ed5b8cf3b3fe9612a",
  "name": "Living Room",
  "path": "cases/6641b627e878f03b3ef17f9f/
externallmg_r_1715610257365_1715610066659_image_11.jpg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "6642229ed5b8cf3b3fe9612b",
  "name": "Living Room",
  "path": "cases/6641b627e878f03b3ef17f9f/
externallmg_r_1715610259126_1715610066659_image_12.jpg",
```

```
    "orientation": "portrait"
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  {
    "status": false,
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    "name": "Living Room",
    "path": "cases/6641b627e878f03b3ef17f9f/
externallmg_r_1715610264391_1715610066659_image_15.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6642229ed5b8cf3b3fe96128",
    "name": "Living Room",
    "path": "cases/6641b627e878f03b3ef17f9f/
externallmg_r_1715610254911_1715610066659_image_9.jpg",
    "orientation": "portrait"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "29966.00",
    "max": "32094.00"
  },
  "builtUpRateRange": {
    "min": "27242.00",
    "max": "29177.00"
  },
  "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
  },
  "wardrobes": {
    "title": "Wardrobes",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"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
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
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```
"title": "Extra collapsible gates / grill works etc",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
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"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "726.00",
"empanelmentNo": [
  "SME/TCC/2021-22/86/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
"_id": "6641b627e878f03b3ef17f9f",
"ownerName": "M/s. Vedhas Realtors Pvt. Ltd. ",
"ownerPhoneNo": "6379418538",
"appAddress": "Flat no 1805\nTarapar suburbia \nchembur Govndi \n400088",
"remark": " 2.40",
"documents": [
  {
    "documentType": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "remark": " in the year May'2024",
      "from": {
        "value": "Developers",
        "label": "Developers"
      },
      "Developers": "M/s. Vedhas Realtors Pvt. Ltd. ",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mrs. Amrita Singh & Mr. Navneet Singh "
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1715838819414_Draft_Agreement.pdf",
    "path": "cases/6641b627e878f03b3ef17f9f/
document_1715838819414_Draft_Agreement.pdf",
    "id": "554090",
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu May 16 2024 11:23:40 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "31/05/2023",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CHE / ES / 2031 / M / E / 337 (NEW) / OCC / 1 / New"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1715838892520_OC.pdf",
"path": "cases/6641b627e878f03b3ef17f9f/document_1715838892520_OC.pdf",
"id": "414033",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu May 16 2024 11:24:52 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "24/07/2020",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CHE / ES / 2031 / M / E / 337 (NEW) / FCC / 1 / New"
},
}
```

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"isHardCopy": false,
"displayStatus": false,
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"path": "cases/6641b627e878f03b3ef17f9f/document_1715838975504_CC.pdf",
"fileName": "document_1715838975504_CC.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "08/09/2021",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51800023381"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1715839011496_P51800023381.pdf",
"path": "cases/6641b627e878f03b3ef17f9f/
document_1715839011496_P51800023381.pdf",
"id": "628265",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Thu May 16 2024 11:26:51 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "656489dfcabee433399a9a61",
    "label": "Cost Sheet"
  },
  "inputs": {
    "remark": " issued by M/s. Vedhas Realtors Pvt. Ltd. (The Developers)\n"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1715840279331_Cost_Sheet.pdf",
  "path": "cases/6641b627e878f03b3ef17f9f/
document_1715840279331_Cost_Sheet.pdf",
  "id": "795205",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Thu May 16 2024 11:47:59 GMT+0530 (India Standard Time)"
}
],
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"caseNumber": "008660",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "678965",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon May 13 2024 12:11:43 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "M/s. Vedhas Realtors Pvt. Ltd. ",
    "phone": "6379418538",
    "ownershipShare": "",
    "email": "",
    "id": "899154"
  }
],
"proposePurchasers": [
  {
    "name": "Mrs. Amrita Singh & Mr. Navneet Singh ",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "742091",
    "name": "Living Room",
    "length": "10.50",
    "length1": "10",
    "length2": "6",
    "width": "20.92",
    "width1": "20",
    "width2": "11",
    "totalArea": "219.62",
    "images": [],
    "extraAreas": [],
    "finalArea": "219.62"
  }
]
```

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},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "12.50",
  "length1": "12",
  "length2": "6",
  "width": "9.75",
  "width1": "9",
  "width2": "9",
  "totalArea": "121.87",
  "images": [],
  "extraAreas": [],
  "finalArea": "121.87"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "8.92",
  "width1": "8",
  "width2": "11",
  "totalArea": "32.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.69"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
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"length2": "8",
"width": "8.75",
"width1": "8",
"width2": "9",
"totalArea": "32.08",
"images": [],
"extraAreas": [],
"finalArea": "32.08"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "10.33",
  "width1": "10",
  "width2": "4",
  "totalArea": "107.64",
  "images": [],
  "extraAreas": [],
  "finalArea": "107.64"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "12.92",
  "length1": "12",
  "length2": "11",
  "width": "9.92",
  "width1": "9",
  "width2": "11",
  "totalArea": "128.09",
  "images": [],
  "extraAreas": [],
  "finalArea": "128.09"
},
{
```

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"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "6",
"name": "Passage",
"length": "10.58",
"length1": "10",
"length2": "7",
"width": "3.33",
"width1": "3",
"width2": "4",
"totalArea": "35.28",
"images": [],
"extraAreas": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "_id": "6645a4769ab4ee3f05187aa2",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "4.50",
    "length1": "4",
    "length2": "6",
    "width": "3.92",
    "width1": "3",
    "width2": "11",
    "totalArea": "17.62"
  }
],
"finalArea": "52.900000000000006"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Cupboard",
      "value": "Cupboard"
    }
  },
  "measurementType": {
```



```
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "2.33",
  "length1": "2",
  "length2": "4",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "11.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.67",
  "percentageBeforeTotal": "11.67",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "label": "Cost Sheet",
      "value": "656489dfcabee433399a9a61"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "67.45",
    "totalAreaDocument": "726",
    "docBultupPercentage": "10",
    "docFinalBultUp": "798.60",
    "docFinalBultUpSquareMeter": "74.19",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "631754"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "687.00",
```

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"squareMeterArea": "63.82",
"expectedRate": "30131.00",
"percentage": ""
},
"builtUpArea": {
  "area": "755.70",
  "squareMeterArea": "70.21",
  "expectedRate": "27391.82",
  "percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "66459e3275934e3f09c4c61a",
"property": "Residential Flat",
"area": "687",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "20700000",
"expectedRate": "30131.00",
"builtUpExpectedRate": "27391.82",
"image": "cases/6641b627e878f03b3ef17f9f/
indicator_1715837997213_Image.jpeg",
"squareMeter": "63.82",
"id": "973006"
},
{
  "carpetArea": {
    "area": "975.00",
    "squareMeterArea": "90.58",
    "expectedRate": "29965.13",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1072.50",
    "squareMeterArea": "99.64",
    "expectedRate": "27241.03",
    "percentage": "10"
```

```
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "66459e3275934e3f09c4c61b",
"property": "Residential Flat",
"area": "975",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "29216000",
"expectedRate": "29965.13",
"builtUpExpectedRate": "27241.03",
"image": "cases/6641b627e878f03b3ef17f9f/
indicator_1715838035262_Image.jpeg",
"squareMeter": "90.58",
"id": "247040"
},
{
  "carpetArea": {
    "area": "726.00",
    "squareMeterArea": "67.45",
    "expectedRate": "31404.96",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "74.19",
    "expectedRate": "28549.96",
    "percentage": "10"
  },
  "saleableArea": {
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```

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"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "22800000",
"expectedRate": "31404.96",
"builtUpExpectedRate": "28549.96",
"image": "cases/6641b627e878f03b3ef17f9f/indicator_1715838202643_Image.png",
"squareMeter": "67.45",
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    "squareMeterArea": "74.19",
    "expectedRate": "29176.06",
    "percentage": "10"
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "726",
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Marg, Village - Borla , Govandi (East), Taluka - Kurla , District - Mumbai Suburban ,
Chembur , PIN - 400 088, State - Maharashtra, Country - India",
"addressForMap": "",
"caseReferredBy": "",
"contactPersonName": "Mr. Prathamesh ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mrs. Amrita Singh & Mr. Navneet Singh ",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Office Boy",
"siteVisitContactNo": "9987442900",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Cost Sheet",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 726.00",
"flatRate": "30000",
"landOtherRate": "27000",
"shopDetails": {
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    "value": "Independent_Building"
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},
"roadFacing": false,
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},
"builtupPercentage": "10",
"carpetTotal": "694.89",
"extendOfSiteRemark": "\nAll the above areas are 9% 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": "777.22",
 "finalCarpetArea": "706.56",
 "finalSalableArea": "854.94",
 "otherCarpetTotal": "0.00",
 "salablePercentage": "10",
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 "otherCompositionBuiltUpTotal": "0.00",
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 "otherCompositionSaleableTotal": "0.00",
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 "remainingLeasePeriod": 0,
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 "reportGeneratedDate": "Thu May 16 2024 11:17:18 GMT+0530 (India Standard
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Name	Length	Width	Total
Composition :			
Living Room	10'6"	20'11"	219.62
Kitchen	12'6"	9'9"	121.87
Toilet	3'8"	8'11"	32.69
Toilet	3'8"	8'9"	32.08

Bedroom	10'5"	10'4"	107.64
Bedroom	12'11"	9'11"	128.09
Passage	10'7"	3'4"	35.28
Other Composition :			
Cupboard	2'4"	5'00"	11.67