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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
  },
  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
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    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
    "label": "Non SARFAESI",
    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "651bcdd92c6c0778ddf28f58"
    },
    "firstName": "Tanaji ",
    "type": "CREDITOFFICER",
    "_id": "651bcdd92c6c0778ddf28f5a",
    "lastName": "Khapre",
    "mobileNo": "",
    "workMobileNo": "7588090679",
    "email": "bmthan3253@centralbank.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "15000000",
    "discussWithPerson": "Tanaji ",
    "expectedFees": 7500,
    "quotedAmount": ""
  },
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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": "5fc6a0d8da3c631ed41d17fa",
  "type": "BANK",
  "name": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "651bcdd92c6c0778ddf28f58",
  "name": "Mira Road Branch",
  "branchCode": "",
  "mobileNo": "0000000000",
  "alternateMobileNo": "",
  "email": "bmthan3253@centralbank.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Sai Riddhi Complex, 1st Floor, Opp New Post Office, Mira Road Railway
Station, Thane"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "60f917e0f3dd69653a592221",
  "zoneName": "South Mumbai Zone"
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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"_id": "659ccce98f39506e83489828",
"role": "DELIVERYPERSON",
"firstName": "Amit",
"email": "amitsalvi2909@gmail.com",
"lastName": "Salvi",
"mobileNo": "7499830659",
"shortName": "Amit",
"workWithDocumentMaker": "",
"profilePhoto": "users/659ccce98f39506e83489828/
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "64c777a8a5c3051014f4dd1f",
"role": "SITEENGINEER",
"firstName": "Pratik",
"email": "pratikjain2277@gmail.com",
"lastName": "Jain",
"mobileNo": "9619286285",
"designation": "",
"shortName": "Pratik",
"workWithDocumentMaker": "6006d4ce5080a310ac1fdfc2"
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"_id": "60092304a16fab0f2af9b0c2",
"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Nitesh",
"email": "nitesh.khedekar@vastukala.org",
"lastName": "Khedekar",
"mobileNo": "8369040652",
"designation": "",
"shortName": "NK",
"workWithDocumentMaker": "",
"profilePhoto": "users/60092304a16fab0f2af9b0c2/
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"maker": null,
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"_id": "60092304a16fab0f2af9b0c2",
"role": "MAKER + RATE VERFIER + CHEAKER",
"firstName": "Nitesh",
"email": "nitesh.khedekar@vastukala.org",
"lastName": "Khedekar",
"mobileNo": "8369040652",
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  "title": {
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    "label": "Registered Valuer"
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  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
},
],
"shortName": "MBC",
"workWithDocumentMaker": "",
"profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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"clientType": {
  "label": "BANK",
  "value": "BANK"
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"location": {
  "latitude": "19.28016600587318",
  "longitude": "72.86518776571116"
},
"geo": {
  "type": "Point",
  "coordinates": [
    72.86518776571116,
    19.28016600587318
  ]
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  "siteVisitStatus": true,
  "schedule": [
    {
      "dateTime": "14/06/2024 12:39 pm"
    },
    {
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    }
  ]
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"visitedDate": [
  {
    "status": "COMPLETED",
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    "remark": "MANUAL_IN_TASK"
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  {
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    "remark": "MANUAL_IN_TASK"
  }
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "2.5BHK",
  "label": "2.5 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
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    "value": "Penkarpada",
    "label": true
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  "floorNo": {
    "status": true,
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"value": "8",
"label": false
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"buildingNo": {
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  "key": "buildingNo",
  "value": "349",
  "label": true
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  "status": true,
  "name": "District",
  "key": "district",
  "value": "Thane",
  "label": true
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"city": {
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  "key": "city",
  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "name": "Taluka",
  "key": "taluka",
  "value": "Thane",
  "label": true
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  "value": "",
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"buildingName": {
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  "value": "Srishti Building No. 349 Co-op. Hsg. Soc. Ltd.",
  "label": false
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"selectArea": {
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  "key": "selectArea",
  "value": "3",
  "label": true
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  "key": "street1",
  "value": "Phase - 2",
  "label": false
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"street2": {
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  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
  "status": true,
  "name": "Project Name",
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"key": "projectName",
"value": "Kalpataru Complex",
"label": false
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"oldSurveyNumber": {
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  "key": "oldSurveyNumber",
  "value": "63(pt), 65(pt), 66(pt), 67(pt)",
  "label": true
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"newSurveyNumber": {
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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"hisNo": {
  "status": false,
  "name": "Hissa No.",
  "key": "hisNo",
  "value": "",
  "label": true
},
"CTSNo": {
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "",
  "label": true
},
"blockNo": {
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
},
"selectNo": {
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  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "803",
  "label": false
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"municipalityWardNo": {
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"khataNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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"mouza": {
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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"GUTNo": {
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  "key": "GUTNo",
  "value": "",
  "label": true
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"postalCode": {
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"value": "PIN - 401 107",
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"suburb": {
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  "key": "suburb",
  "value": "Mira Road (East)",
  "label": false
}
},
"flatSpecifications": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
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    "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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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
  "ownership": {
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    "label": "Joint Ownership"
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  "populationClassList": {
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    "label": "Middle Class"
  }
}
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},
"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
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"townplanApprovedByList": {
  "value": "Mira_Bhayander_Municipal_Corporation",
  "label": "Mira Bhayander Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
},
"asPerActualAgreement": {
  "north": "Internal Garden / Kalpataru Srishti Building No. 337",
  "west": "Internal Road / Poonam Sagar Road",
  "south": "Poonam Sagar Road",
  "east": "Kalpataru Complex Building No. 348 / Internal Road"
},
"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
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},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
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    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
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},
"extraDetailOfProperty": "+ Dry Balcony Area",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.\n\n",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "19.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "585",
  "depreciatedCostOfConstruction": "20915.00",
  "depreciatedBuildingRate": "2415"
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "94500",
  "landRate": "36400",
  "igrImage": "cases/666bc965e3b093468424fd6a/igr_1718436606296_Image.png",
  "squareMeterGuideLineRate": "99225.00",
  "squareFeetGuideLineRate": "9218.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "87",
  "rate": "8460.00",
  "squareFeetGuideLineRate": "8460.00",
  "squareMeterGuideLineRate": "91058.00"
},
"outgoingDetail": {
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"value": "Medium",
"label": "Medium"
},
"propertyTypeOfUseList": {
"value": "Residential_Purpose",
"label": "Residential Purpose"
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"propertyOccupiedByList": {
"value": "Vacant",
"label": "Vacant"
},
},
"monthlyRent": "N.A.",
"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 MBMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
"marketabilityList": {
"value": "Good",
"label": "Good"
},
},
"anyFavouringForExtraPotentialValue": "Located in developed residential area",
"negativeFactorsOfAffectMarketValue": "No"
},
"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": {
"value": "Yes",
"label": "Yes"
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},
"carParking": "One Stilt Car Parking Space No. 46",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2011",
  "fullDate": "1/1/2011"
},
"planningArea": {
  "value": "Residential",
  "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": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
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"label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"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,
"totalLifeBuilding": "60",
"estimatedAge": "47",
"ageOfBuilding": "13",
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"noOfBasement": "",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "8",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "992.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    },
    "routeMapImg": "cases/666bc965e3b093468424fd6a/
routeMap_1718441505176_Image.png",
    "routeLat": "19.272750",
    "routeLng": "72.866639",
    "stationName": "Mira Road",
    "routeDistance": "1.7 km."
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
  "locationMapImg": [
    {
      "id": "07cjinw",
      "name": "07cjinw",
      "image": "cases/666bc965e3b093468424fd6a/
routeMap_1718441426940_Image.png"
    }
  ]
}
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},
"valuation": {
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "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": "17296705.00",
  "finalValue": "17296705.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValueDocument": null,
  "purchaseValueDocument": null,
  "bookValue": "0"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
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"label": "RCC Footing/Foundation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": true
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"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": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"internalPlastering": {
"label": "Internal Plastering",
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"percentage": "0.00",
"isHideFloor": false,
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"label": "External Plastering",
"floorsCompleted": "",
"percentage": "0.00",
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"status": false
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"door": {
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  "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
},
"liftInstallation": {
  "label": "Lift Installation",
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"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": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "8395704.00",
  "selectedBuildUpValue": "992.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "666d4f4359d44b137cf462a9",
      "name": "externalImg_1718439746670_Building_2.jpeg",
      "path": "cases/666bc965e3b093468424fd6a/
externalImg_1718439746670_Building_2.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
      "status": false,
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    "_id": "666d4f4359d44b137cf462ad",
    "name": "externalimg_1718439746693_Building_6.jpeg",
    "path": "cases/666bc965e3b093468424fd6a/
externalimg_1718439746693_Building_6.jpeg",
    "orientation": "portrait"
  }
],
"externalPhotos": [
  {
    "status": false,
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    "name": "externalimg_1718439746681_Building_4.jpeg",
    "path": "cases/666bc965e3b093468424fd6a/
externalimg_1718439746681_Building_4.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "666d4f4359d44b137cf462a8",
    "name": "externalimg_1718439746664_Building_1.jpeg",
    "path": "cases/666bc965e3b093468424fd6a/
externalimg_1718439746664_Building_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "666d4f4359d44b137cf462aa",
    "name": "externalimg_1718439746677_Building_3.jpeg",
    "path": "cases/666bc965e3b093468424fd6a/
externalimg_1718439746677_Building_3.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [
  {
    "status": false,
    "_id": "666d4f8b772310133b20419e",
    "name": "externalimg_1718439819502_Society_Board_2.jpeg",
    "path": "cases/666bc965e3b093468424fd6a/
externalimg_1718439819502_Society_Board_2.jpeg",
    "orientation": "landscape"
  }
],
"compositionImages": [
  {
```

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externallmg_1718439759701_Door_4.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "666d4f50772310133b2040f2",
    "name": "Living Room",
    "path": "cases/666bc965e3b093468424fd6a/externallmg_1718439759708_externa
llmg_1718422247733_WhatsApp_Image_20240615_at_080159_1.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "666d4f50772310133b2040f3",
    "name": "Living Room",
    "path": "cases/666bc965e3b093468424fd6a/externallmg_1718439759713_externa
llmg_1718422247738_WhatsApp_Image_20240615_at_080200_1.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "666d4f5bfadc0e137dd8fa10",
    "name": "Living Room",
    "path": "cases/666bc965e3b093468424fd6a/externallmg_1718439771464_externa
llmg_1718422275495_WhatsApp_Image_20240615_at_080149_1.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "666d4f5bfadc0e137dd8fa13",
    "name": "Living Room",
    "path": "cases/666bc965e3b093468424fd6a/externallmg_1718439771473_externa
llmg_1718422275504_WhatsApp_Image_20240615_at_080151_1.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "666d4f6b772310133b204133",
    "name": "Living Room",
    "path": "cases/666bc965e3b093468424fd6a/externallmg_1718439787353_externa
llmg_1718422275512_WhatsApp_Image_20240615_at_080152_1.jpeg",
    "orientation": "landscape"
  }
```

```
    },
    {
      "status": false,
      "_id": "666d4f7e24f3ba1343e4cf8e",
      "name": "Living Room",
      "path": "cases/666bc965e3b093468424fd6a/externallmg_1718439805623_externa
llmg_1718422275577_WhatsApp_Image_20240615_at_080158_1.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "666d4f7e24f3ba1343e4cf91",
      "name": "Living Room",
      "path": "cases/666bc965e3b093468424fd6a/externallmg_1718439805635_externa
llmg_1718422287213_WhatsApp_Image_20240615_at_080159.jpeg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "666d4f7e24f3ba1343e4cf94",
      "name": "Living Room",
      "path": "cases/666bc965e3b093468424fd6a/
externallmg_1718439805645_Kitchen_3.jpeg",
      "orientation": "landscape"
    }
  ]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "20000.00",
    "max": "21789.00"
  },
  "builtUpRateRange": {
    "min": "16667.00",
    "max": "18158.00"
  },
  "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",
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"estimatedValue": "0.00",
"status": true,
"isEditable": false
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"showcases": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"kitchenArrangements": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "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": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
  "SITE_INSPECTION": false,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
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"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isSiteMeasurementAllowed": true,
"finalValuationArea": "827.00",
"empanelmentNo": [
  "SMRO /CREDIT/2017-18/1311"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"invoices": [],
"paymentIds": [],
"_id": "666bc965e3b093468424fd6a",
"ownerName": "Myraa Aman Milwani",
"ownerPhoneNo": "9821162679",
"appAddress": "FLAT NO 803 SRISHTI BLDG NO 349 CHSL SECTOR 3 KALPATARU
COMPLEX MIRA ROAD EAST THANE 401107",
"remark": "2 valuation report Yogesh Vankar",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "11/06/2024",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Shriram Shankar Dhamankar",
      "to": {
        "value": "Transferee",
        "label": "Transferee"
      }
    }
  }
],
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"Transferee": "Myraa Aman Milwani & Aman Rakesh Milwani",
"number": {
  "value": "Registration_No",
  "label": "Registration No"
},
"Registration_No": "11537/2024"
},
"isHardCopy": false,
"displayStatus": true,
"id": "244789",
"path": "cases/666bc965e3b093468424fd6a/document_1718339899537_17183397
55005_Milwani_Kalpataru_349__803_THN4115372024.pdf",
"fileName": "document_1718339899537_1718339755005_Milwani_Kalpataru_349_
_803_THN4115372024.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "31/05/2011",
    "nameOfApprovingAuthority": {
      "value": "Mira_Bhayander_Municipal_Corporation",
      "label": "Mira Bhayander Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "MNP / NR / 766 / 2011-12"
},
"isHardCopy": false,
"displayStatus": true,
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"id": "849299",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Sat Jun 15 2024 15:16:15 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "009290",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "763240",
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"title": "Create Lead",
"description": "Create Lead",
"datetime": "Fri Jun 14 2024 10:09:01 GMT+0530 (India Standard Time)"
},
],
"owners": [
{
"name": "Myraa Aman Milwani",
"phone": "9821162679",
"ownershipShare": "",
"email": "",
"id": "130000"
},
{
"name": "Aman Rakesh Milwani",
"phone": "",
"email": "",
"ownershipShare": "",
"id": "355542"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "283572",
"name": "Living Room",
"length": "16.17",
"length1": "16",
"length2": "2",
"width": "10.42",
"width1": "10",
"width2": "5",
"totalArea": "168.40",
"images": [],
"extraAreas": [],
"finalArea": "168.40"
},
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
}
```

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},
  "id": "1",
  "name": "Dining",
  "length": "10.17",
  "length1": "10",
  "length2": "2",
  "width": "4.67",
  "width1": "4",
  "width2": "8",
  "totalArea": "47.44",
  "images": [],
  "extraAreas": [],
  "finalArea": "47.44"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Passage",
  "length": "6.00",
  "length1": "6",
  "length2": "0",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "26.50",
  "images": [],
  "finalArea": "26.50",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "10.42",
  "length1": "10",
  "length2": "5",
  "width": "7.67",
  "width1": "7",
  "width2": "8",
  "totalArea": "79.86",
```

```
"images": [],
"extraAreas": [],
"finalArea": "79.86"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Passage",
  "length": "8.33",
  "length1": "8",
  "length2": "4",
  "width": "6.42",
  "width1": "6",
  "width2": "5",
  "totalArea": "53.47",
  "images": [],
  "finalArea": "53.47",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "10.50",
  "length1": "10",
  "length2": "6",
  "width": "7.58",
  "width1": "7",
  "width2": "7",
  "totalArea": "79.62",
  "images": [],
  "extraAreas": [],
  "finalArea": "79.62"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
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"name": "Passage",
"length": "5.17",
"length1": "5",
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"width": "4.42",
"width1": "4",
"width2": "5",
"totalArea": "22.82",
"images": [],
"extraAreas": [],
"finalArea": "22.82"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "12.08",
  "length1": "12",
  "length2": "1",
  "width": "10.08",
  "width1": "10",
  "width2": "1",
  "totalArea": "121.84",
  "images": [],
  "extraAreas": [],
  "finalArea": "121.84"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Toilet",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "5.17",
  "width1": "5",
  "width2": "2",
  "totalArea": "37.89",
  "images": [],
  "extraAreas": [],
```



```
"finalArea": "37.89"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Bedroom",
  "length": "13.25",
  "length1": "13",
  "length2": "3",
  "width": "10.33",
  "width1": "10",
  "width2": "4",
  "totalArea": "136.92",
  "images": [],
  "finalArea": "136.92",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "12",
  "name": "Cupboard",
  "length": "6.75",
  "length1": "6",
  "length2": "9",
  "width": "2.00",
  "width1": "2",
  "width2": "0",
  "totalArea": "13.50",
  "images": [],
  "finalArea": "13.50",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Toilet",
  "length": "7.00",
```

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"length1": "7",
"length2": "00",
"width": "5.00",
"width1": "5",
"width2": "00",
"totalArea": "35.00",
"images": [],
"extraAreas": [],
"finalArea": "35.00"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "7.50",
  "width1": "7",
  "width2": "6",
  "totalArea": "22.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.5",
  "percentageBeforeTotal": "22.50",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  }
}
```

```
},
"docMeasurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "133530",
"selectAreaTypeDocument": "Carpet",
"totalAreaDocument": "827",
"squareMeterArea": "76.83",
"docFinalBuiltUp": "992.4",
"docFinalBuiltUpSquareMeter": "92.196",
"docBuiltupPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "872.00",
      "squareMeterArea": "81.01",
      "expectedRate": "21788.99",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1046.40",
      "squareMeterArea": "97.21",
      "expectedRate": "18157.49",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "666fce1c24f3ba1343e534af",
  "property": " Kalpataru Srishti, Mira Road (East)",
  "area": "872.00",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
```

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"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "19000000.00",
"expectedRate": "21788.99",
"builtUpExpectedRate": "18157.49",
"image": "cases/666bc965e3b093468424fd6a/
indicator_1718602942842_Image.png",
"squareMeter": "81.01",
"id": "117218"
},
{
"carpetArea": {
"area": "875.00",
"squareMeterArea": "81.29",
"expectedRate": "20000.00",
"percentage": ""
},
"builtUpArea": {
"area": "1050.00",
"squareMeterArea": "97.55",
"expectedRate": "16666.67",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "666fce1c24f3ba1343e534b0",
"property": "Kalpataru Srishti, Mira Road East",
"area": "875.00",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "17500000.00",
"expectedRate": "20000.00",
"builtUpExpectedRate": "16666.67",
"image": "cases/666bc965e3b093468424fd6a/
indicator_1718603047868_Image.png",
"squareMeter": "81.29",
"id": "648076"
```

```
},
{
  "carpetArea": {
    "area": "572.00",
    "squareMeterArea": "53.14",
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    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "63.77",
    "expectedRate": "17919.58",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "0.00",
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  "area": "572.00",
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "12300000.00",
  "expectedRate": "21503.50",
  "builtUpExpectedRate": "17919.58",
  "image": "cases/666bc965e3b093468424fd6a/
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  "id": "153139"
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mg_1718422275504_WhatsApp_Image_20240615_at_080151_1.jpeg",
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mage_20240615_at_080151.jpeg",
    "path": "cases/666bc965e3b093468424fd6a/externallmg_1718439787351_externall
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mg_1718422275512_WhatsApp_Image_20240615_at_080152_1.jpeg",
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mage_20240615_at_080158_1.jpeg",
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mg_1718422275577_WhatsApp_Image_20240615_at_080158_1.jpeg",
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mage_20240615_at_080158_1.jpeg",
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mg_1718422287201_WhatsApp_Image_20240615_at_080158_1.jpeg",
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mage_20240615_at_080158_2.jpeg",
    "path": "cases/666bc965e3b093468424fd6a/externallmg_1718439805632_externall
mg_1718422287205_WhatsApp_Image_20240615_at_080158_2.jpeg",
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    "orientation": "landscape"
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 803, 8th Floor, Building No 349, Srishti Building No.
349 Co-op. Hsg. Soc. Ltd., Kalpataru Complex, Sector 3, Phase - 2, Village -
Penkarpada, Mira Road (East), Taluka - Thane, District - Thane, PIN - 401 107, State -
Maharashtra, India",
"updatedBy": "60092304a16fab0f2af9b0c2",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Shriram Shankar Dhamankar",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Seller",
"siteVisitContactNo": "9821162679",
"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 827.00",
"flatRate": "21500",
"landOtherRate": "18500",
"shopDetails": {
```



```

    "typeOfShops": null,
    "roadFacing": false,
    "mall": false
  },
  "briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Dining + 3 Passage +
2 Toilet + Cupboard",
  "carpetTotal": "823.2599999999999",
  "otherCarpetTotal": "22.50",
  "otherCompositionBuiltUpTotal": "0.00",
  "otherCompositionCarpetTotal": "22.50",
  "otherCompositionSaleableTotal": "0.00",
  "builtupPercentage": "20",
  "finalBuiltupArea": "1014.91",
  "finalCarpetArea": "845.76",
  "finalSalableArea": "1014.91",
  "salablePercentage": "0",
  "toBeAdded": "",
  "extendOfSiteRemark": "",
  "siteMeasurementRemark": "Carpet Area in Sq. Ft. = 823.26\nDry Balcony Area in Sq.
Ft. = 22.50 \n<br />",
  "finalSaleablePercentage": "0",
  "landDetails": {
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      "value": "Free_Hold"
    }
  },
  "leaseDetails": {
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    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Mon Jun 17 2024 14:27:24 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-06-14"
}

```

| Name | Length | Width | Total |
|---------------|--------|-------|-------|
| Composition : | | | |

| | | | |
|------------------------|-------|-------|--------|
| Living Room | 16'2" | 10'5" | 168.40 |
| Dining | 10'2" | 4'8" | 47.44 |
| Passage | 6'0" | 4'5" | 26.50 |
| Bedroom | 10'5" | 7'8" | 79.86 |
| Passage | 8'4" | 6'5" | 53.47 |
| Kitchen | 10'6" | 7'7" | 79.62 |
| Passage | 5'2" | 4'5" | 22.82 |
| Bedroom | 12'1" | 10'1" | 121.84 |
| Toilet | 7'4" | 5'2" | 37.89 |
| Bedroom | 13'3" | 10'4" | 136.92 |
| Cupboard | 6'9" | 2'0" | 13.50 |
| Toilet | 7'00" | 5'00" | 35.00 |
| Other Composition : | | | |
| Dry Balcony Area | 3'00" | 7'6" | 22.50 |