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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "proposePurchaser": true,
    "RVDSValues": true,
    "proportionateValue": false
  },
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Rohan ",
    "type": "CREDITOFFICER",
    "_id": "64d483a687258203eab0dd0f",
    "lastName": "Raut ",
    "mobileNo": "",
    "workMobileNo": "8097138369",
    "email": "Rohan.racpc.sion@sbi.co.in"
  },
  "fees": {
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    "discussWithPerson": "",
    "expectedFees": null,
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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  "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": "5fc6c33c74d12c494856b9f4",
  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"staff": {
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"pickupPerson": {
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  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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"siteEngineer": {
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  "_id": "65e30a46f9222577acb75093",
  "role": "SITEENGINEER",
  "firstName": "Ankit ",
  "email": "ankitparmar7771947@gmail.com",
  "lastName": "Parmar",
  "mobileNo": "9004698547",
  "designation": "Site Engg",
  "shortName": "Ankit",
  "workWithDocumentMaker": ""
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"rateVerifier": null,
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  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
  "mobileNo": "9529385821",
  "designation": "",
  "shortName": "PR",
  "workWithDocumentMaker": "60f9147bf3dd69653a591e8c",
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"checker": {
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  "firstName": "Rashmi",
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"shortName": "RJ",
"email": "rashmijadhav14feb@gmail.com",
"designation": "Back Office Coordination",
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"role": "FRONTDESK",
"type": "EMPLOYEE",
"workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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        "label": "Registered Valuer"
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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      {
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        "number": "IBBI/RV/07/2018/10366"
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        "number": "CAT-I-F-1763"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
}
]
},
"clientType": {
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  "value": "BANK"
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  "longitude": " 72.9021956074489"
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"siteVisit": {
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      "dateTime": "9/07/2024 12:00 am"
    }
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"visitedDate": [
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  "status": "COMPLETED",
  "dateTime": "2024-07-13",
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  "remark": "1 bhk - lumpsun 90 Lac to 1 Cr \n2 bhk - 1.20 Cr To 1.40 Cr ",
  "rateMin": "12000",
  "lumpsumValue": "00",
  "rateMax": "18000",
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    "name": "Carpet",
    "value": "Carpet"
  }
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"compositionFlatType": {
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  "label": "1 BHK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
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    "value": "Country - India",
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"name": "Village",
"key": "village",
"value": "Kirol",
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"floorNo": {
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  "value": "4",
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  "key": "buildingNo",
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  "label": true
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  "key": "district",
  "value": "Mumbai Suburban ",
  "label": true
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  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Kural ",
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  "key": "buildingName",
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  "label": false
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  "value": "",
  "label": true
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  "key": "street1",
  "value": "Jai Bhavani Mata Marg, Barve Nagar, Amboli, ",
  "label": false
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  "value": "",
  "label": false
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  "name": "Landmark",
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  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
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"key": "wing",
"value": "Laxmi Niwas ",
"label": true
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "key": "hissaNo",
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  "label": true
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  "key": "CTSNo",
  "value": "32A/2",
  "label": true
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  "key": "blockNo",
  "value": "",
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  "key": "municipalityWardNo",
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  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
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  "label": false
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  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "Ghatkopar (West)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "value": "R.C.C._slab"
  },
  "flooring": {
    "label": "Vitrified Tile Flooring",
    "value": "VerifiedTileFlooring"
  },
  "doors": {
    "label": "Teak wood door frame with solid flush door",
    "value": "Teak_wood_door_frame_with_solid_flush_door"
  },
  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
  },
  "fittings": {
    "label": "Concealed plumbing with C.P. fittings. Concealed Electrical wiring",
    "value": "Concealed_plumbing_with_C.P._fittings._Concealed_Electrical_wiring"
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
}
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"populationClassList": {
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"populationGroupList": {
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  "value": "Urban"
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"townplanApprovedByList": {
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  "label": "Slum Rehabilitation Authority"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Slum Area ",
  "west": "Slum Area ",
  "south": "Laxmi Niwas SRA CHSL",
  "east": "Internal Road "
},
"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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"unitBoundaries": {
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    "west": "open to sky ",
    "south": "lobby ",
    "east": "open to sky "
  },
  "asPerDocument": {
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    "west": "",
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    "east": ""
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  "isDisplay": false,
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"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "10.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "262.5",
  "depreciatedCostOfConstruction": "23237.50",
  "depreciatedBuildingRate": "2237.5"
},
"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "154370",
  "landRate": "72550",
  "igrImage": "cases/66725b23fadc0e137dda11c1/igr_1720789330968_Image.png",
  "squareMeterGuideLineRate": "154370.00",
  "squareFeetGuideLineRate": "14341.00"
},
"igrFinalRate": {
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"floorRatePercentage": "0",
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"rate": "13809.00",
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    "label": "Middle Class",
    "value": "Middle_Class"
  },
  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Vacant",
    "value": "Vacant"
  },
  "monthlyRent": "32,000/- (Expected rental income per month)",
  "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 SRA 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"
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  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
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},
"waterTank": {
  "label": "Municipal Water Supply",
  "value": "MunicipalWaterSupply"
},
"pavementLaid": {
  "label": "Yes",
  "value": "Yes"
},
"carParking": "Stilt Car Parking Space ",
"constructionWorkStatus": {
  "label": "Completed",
  "value": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2017",
  "fullDate": "1/1/2017"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
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"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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  "value": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
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"label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "label": "Normal",
  "value": "Normal"
},
"maintenanceOfTheBuilding": {
  "label": "Good",
  "value": "Good"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "label": "No",
  "value": "0"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "label": "Stilt",
  "value": "stilt"
},
}
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "0",
"noOfPodium": "0",
"noOfAmenityFloors": "0",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "520.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    },
    "routeMapImg": "cases/66725b23fadc0e137dda11c1/
routeMap_1720870407386_Image.png",
    "routeLat": "19.094950",
    "routeLng": "72.901760",
    "stationName": "Jagruti ",
    "routeDistance": "700 Mtrs. "
  },
  "finalLatLng": {
    "coordinates": [
      null,
      null
    ],
    "type": "Point"
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  "showLocation": {
    "latLng": true,
    "finallatLng": true
  },
}
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"locationMapImg": [
  {
    "id": "7y8uy",
    "name": "7y8uy",
    "image": "cases/66725b23fadc0e137dda11c1/
routeMap_1720870205026_Image.png"
  }
],
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "10085292.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "98",
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"bookValue": "0",
"finalValue": "10085292.00"
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"outward": {
  "status": true,
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  "date": "Sat Jul 13 2024 17:34:35 GMT+0530 (India Standard Time)",
  "number": "2307223",
  "dayCount": "17",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": true
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    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  },
  "externalBrickWork": {
    "label": "External Brick Work",
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"floorsCompleted": "",
"percentage": "0.00",
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  "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
},
"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
}
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},
"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
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  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
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  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": true
}
},
"guidelineDetails": {
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      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "orientation": "landscape"
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      "orientation": "portrait"
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      "orientation": "landscape"
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    "orientation": "portrait"
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externallmg_1720689298934_1720689151961_image_15.jpeg",
    "orientation": "portrait"
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externallmg_1720689299964_1720689151961_image_17.jpeg",
    "orientation": "portrait"
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externallmg_1720689298438_1720689151961_image_14.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
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    "min": "21316.00",
    "max": "25000.00"
  },
  "builtUpRateRange": {
    "min": "17763.00",
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```
"max": "20834.00"
},
"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": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
  },
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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",
    "estimatedValue": "0.00",
    "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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  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
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"isEditable": false
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  "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
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"createCase": "false",
"type": "CASE",
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  "label": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "434.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"invoices": [],
"ownerName": "Mr. Amol Narayan Gunjal & Mrs. Suvidha Amol Gunjal Nee Suvidha Sanjay Kabadi",
"ownerPhoneNo": "9619391982",
"appAddress": "Flat no. 404, 4th Floor, Laxmi Niwas Sale Wing, GHatkopar West ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae124faa6d152c1801b30f",
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"label": "Article of Agreement"
},
"inputs": {
  "documentDate": "05/11/2015",
  "from": {
    "value": "Builder",
    "label": "Builder"
  },
  "Builder": "M/s. Revathi Constructions ",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Shri. Amol Narayan Gunjal & Smt. Suvidha Sanjay Kabadi "
},
"isHardCopy": false,
"displayStatus": false,
"id": "459369",
"path": "cases/66725b23fadc0e137dda11c1/
document_1720852875816_New_Doc_06222024_1709.pdf",
"fileName": "document_1720852875816_New_Doc_06222024_1709.pdf"
},
{
  "documentType": {
    "value": "60ae1256aa6d152c1801b330",
    "label": "Draft Agreement for sale"
  },
  "inputs": {
    "remark": " in the year 2024",
    "from": {
      "value": "Transferor",
      "label": "Transferor"
    },
    "Transferor": "Mr. Amol Narayan Gunjal & Mrs. Suvidha Amol Gunjal Nee Suvidha
Sanjay Kabadi ",
    "to": {
      "value": "Transferee",
      "label": "Transferee"
    },
    "Transferee": "Mrs. Prajakta Aditya Pardhee "
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1720853069002_1720789364736_Agreement_for_Sale_par
dhee_Aditya_1.pdf",
  "path": "cases/66725b23fadc0e137dda11c1/document_1720853069002_17207893
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64736_Agreement_for_Sale_pardhee_Aditya_1.pdf",
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  "createdAt": "Sat Jul 13 2024 12:14:29 GMT+0530 (India Standard Time)"
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    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "31/05/2017",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SRA / ENG / 2380 / N / PL / AP"
},
"isHardCopy": false,
"displayStatus": false,
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"path": "cases/66725b23fadc0e137dda11c1/
document_1720853131880_81974.pdf",
  "id": "658539",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Sat Jul 13 2024 12:15:32 GMT+0530 (India Standard Time)"
}
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"caseNumber": "009363",
"createdBy": "60b7177d2ffdf65bcd65882a",
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Jun 19 2024 09:44:27 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Amol Narayan Gunjal & Mrs. Suvidha Amol Gunjal Nee Suvidha
Sanjay Kabadi",
```

```
"phone": "9619391982",
"ownershipShare": "",
"email": "",
"id": "735134"
},
],
"proposePurchasers": [
{
"name": "Mrs. Prajakta Aditya Pardhee & Mr. Aditya Prakash Pardhee",
"phone": "",
"email": "",
"ownershipShare": ""
}
],
"siteInspection": [
{
"areaType": {
"label": "Carpet",
"value": "Carpet"
},
"providedBy": {
"label": "Other",
"value": "Other"
},
}_id": "668fa20481cd2f4be3e9d7d2",
"area": "434",
"providedByName": "Amol Gunial",
"providedByContactNo": "099690 226"
}
],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "932774",
"name": "Living Room",
"length": "17.92",
"length1": "17",
"length2": "11",
"width": "9.92",
"width1": "9",
"width2": "11",
"totalArea": "177.67",
"images": [],
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"extraAreas": [],
"finalArea": "177.67"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "1",
  "name": "Passage",
  "length": "3.42",
  "length1": "3",
  "length2": "5",
  "width": "7.33",
  "width1": "7",
  "width2": "4",
  "totalArea": "25.06",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.06"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "WC",
  "length": "3.08",
  "length1": "3",
  "length2": "1",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "12.85",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.85"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bathroom",
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"length": "3.67",
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"length2": "8",
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"width2": "11",
"totalArea": "14.36",
"images": [],
"extraAreas": [],
"finalArea": "14.36"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Kitchen",
  "length": "7.92",
  "length1": "7",
  "length2": "11",
  "width": "7.08",
  "width1": "7",
  "width2": "1",
  "totalArea": "56.08",
  "images": [],
  "extraAreas": [],
  "finalArea": "56.08"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "15.50",
  "length1": "15",
  "length2": "6",
  "width": "8.75",
  "width1": "8",
  "width2": "9",
  "totalArea": "135.62",
  "images": [],
  "finalArea": "135.62",
  "extraAreas": []
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}
],
"otherComposition": [],
"externalReport": [],
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      "label": "Draft Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "253707",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "434",
    "squareMeterArea": "40.32",
    "docFinalBuiltUp": "520.8",
    "docFinalBuiltUpSquareMeter": "48.384",
    "docBuiltupPercentage": "20",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "327",
      "squareMeterArea": "30.38",
      "expectedRate": "24159.02",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "392.00",
      "squareMeterArea": "36.42",
      "expectedRate": "20153.06",
      "percentage": ""
    },
    "saleableArea": {
      "area": "0.00",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  }
]
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},
"printlnReport": true,
"_id": "66912966a5e4a90b320061de",
"property": "Residential Flat",
"area": "392",
"builtUpPercentage": "0",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "7900000",
"expectedRate": "24159.02",
"builtUpExpectedRate": "7900000",
"image": "cases/66725b23fadc0e137dda11c1/
indicator_1720788921420_Image.png",
"squareMeter": "36.42",
"id": "783226"
},
{
"carpetArea": {
"area": "300.00",
"squareMeterArea": "27.87",
"expectedRate": "25000.00",
"percentage": ""
},
"builtUpArea": {
"area": "360.00",
"squareMeterArea": "33.45",
"expectedRate": "20833.33",
"percentage": "20"
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"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"area": "300",
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"rateType": "price_Indicator",
"areaType": "Carpet",
```

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"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "7500000",
"expectedRate": "25000.00",
"builtUpExpectedRate": "20833.33",
"image": "cases/66725b23fadc0e137dda11c1/
indicator_1720788960847_Image.png",
"squareMeter": "27.87",
"id": "377668"
},
{
"carpetArea": {
"area": "489.00",
"squareMeterArea": "45.43",
"expectedRate": "21315.54",
"percentage": ""
},
"builtUpArea": {
"area": "586.80",
"squareMeterArea": "54.52",
"expectedRate": "17762.95",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "66912966a5e4a90b320061e0",
"property": "Residential Flat",
"area": "489",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "10423300",
"expectedRate": "21315.54",
"builtUpExpectedRate": "17762.95",
"image": "cases/66725b23fadc0e137dda11c1/
indicator_1720789045924_Image.png",
"squareMeter": "45.43",
"id": "568678"
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}
],
"externalImages": [
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    "status": false,
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    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "668fa2470f434e4ba8549240",
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    "path": "cases/66725b23fadc0e137dda11c1/
externalimg_1720689219100_image.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/66725b23fadc0e137dda11c1/
externalimg_1720689219255_image.jpeg",
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},
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    "filename": "1720789364736_Agreement_for_Sale_pardhee_Aditya_1.doc",
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    },
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"1720789364794_Reference_Report__Sneha_Sundar_Bhabal_RACPC_Sion.pdf",
      "path": "cases/66725b23fadc0e137dda11c1/processingDocuments/1720789364794
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      "size": "28165109",
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    "status": true,
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 404, 4th Floor, Wing - Laxmi Niwas , Revati
Apartment Co-Op. Hsg. Soc. Ltd. , Jai Bhavani Mata Marg, Barve Nagar, Amboli ,
Village - Kiroal, Ghatkopar (West), Taluka - Kural , District - Mumbai Suburban , PIN -
400 084, State - Maharashtra, Country - India",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Archana Bade ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mrs. Prajakta Aditya Pardhee & Mr. Aditya Prakash
Pardhee",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner's Representative ",
"siteVisitContactNo": "7718869840",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Draft Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 434.00",
"flatRate": "23500",
"landOtherRate": "21000",
"shopDetails": {
  "typeOfShops": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "421.64",
"extendOfSiteRemark": "\nAll the above areas are 3% 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": "463.80",
"finalCarpetArea": "421.64",
"finalSalableArea": "510.18",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
"siteMeasurementRemark": "\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + WC +
Bathroom",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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},
"leaseDetails": {
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  "leaseFrom": "",
  "leaseTo": "",
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"siteVisitDate": "2024-07-13"
}

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

|                        |        |       |        |
|------------------------|--------|-------|--------|
| Living Room            | 17'11" | 9'11" | 177.67 |
| Passage                | 3'5"   | 7'4"  | 25.06  |
| WC                     | 3'1"   | 4'2"  | 12.85  |
| Bathroom               | 3'8"   | 3'11" | 14.36  |
| Kitchen                | 7'11"  | 7'1"  | 56.08  |
| Bedroom                | 15'6"  | 8'9"  | 135.62 |
| Other<br>Composition : |        |       |        |