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{
  "typeOfReport": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Bank_Loan"
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Nayan Tarak ",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230f89",
    "email": "10_default_@cosmosbank.co.in",
    "mobileNo": "912224476023",
    "workMobileNo": "9321889545",
    "lastName": "Bosamia"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "6454645",
    "discussWithPerson": "Nayan Tarak ",
    "expectedFees": 3227.3225,
    "quotedAmount": ""
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}
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "5fc6c33c74d12c494856b8dd",
  "branchCode": "000006",
  "type": "BRANCH",
  "name": "MRO-A1, Vile Parle (East) Branch",
  "email": "vileparleeast@cosmosbank.in",
  "mobileNo": "022-26131060",
  "alternateMobileNo": "022-26132085 / 86",
  "address": "Pratik Avenue, 1st Floor, Opp. Shivsagar Hotel, Nehru Road, Vile Parle
(East), Mumbai - 400 057, State - Maharashtra, Country - India.\r\n",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"staff": {
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  "role": "PICKUPPERSON",
  "firstName": "Ramkrishna ",
  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/62723addafd7d55eddeddfe4/
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"siteEngineer": {
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  "_id": "62720a36afd7d55eddedc4a7",
  "role": "SITEENGINEER",
  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
  "shortName": "AS",
  "workWithDocumentMaker": "",
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  "firstName": "Nitesh",
  "email": "nitesh.khedekar@vastukala.org",
  "lastName": "Khedekar",
  "mobileNo": "8369040652",
  "designation": "",
  "shortName": "NK",
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  "profilePhoto": "users/60092304a16fab0f2af9b0c2/
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  "firstName": "Jayaraja",
  "email": "jayaraja@vastukala.org",
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"lastName": "Acharya",
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"designation": "",
"shortName": "JA",
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  "email": "nitesh.khedekar@vastukala.org",
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  "mobileNo": "8369040652",
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  {
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      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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    "registrationNo": [
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        "number": "IBBI/RV/07/2018/10366"
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{
  "title": {
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  "_id": "60af80072ffdf65bcd658652",
  "number": "CAT-I-F-1763"
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  "title": {
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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{
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    "label": "Registered Valuer"
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  "number": "IBBI/RV/07/2018/10366"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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  "value": "BANK"
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18.995089000940666
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    }
  ],
  "visitedDate": [
    {
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      "dateTime": "2024-08-05",
      "remark": "MANUAL_IN_TASK"
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    {
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  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "1RK",
  "label": "1 RK"
},
"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "label": true
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  "country": {
    "status": true,
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"key": "country",
"value": "India",
"label": false
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  "label": true
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  "key": "floorNo",
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  "key": "buildingNo",
  "value": "02",
  "label": true
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  "value": "Palghar ",
  "label": true
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  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
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  "key": "plotNo",
  "value": "1, 2 & 3",
  "label": true
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  "key": "buildingName",
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  "key": "selectArea",
  "value": "",
  "label": true
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  "label": false
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  "name": "Landmark",
  "key": "landmark",
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"value": "",
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  "value": "B",
  "label": true
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
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  "label": true
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  "key": "newSurveyNumber",
  "value": "121, Hissa No. 4/1, 4/2, 4/3",
  "label": true
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  "label": true
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  "value": "",
  "label": true
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"label": true
},
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  "key": "selectNo",
  "value": "B/304",
  "label": false
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  "key": "municipalityWardNo",
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "name": "SRO",
  "key": "SRO",
  "value": "",
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  "key": "policeStation",
  "value": "",
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  "label": true
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  "key": "postalCode",
  "value": "PIN - 401 305",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "Virar (East)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
    "value": "Vitrified_tiles_flooring",
    "label": "Vitrified tiles flooring"
  },
  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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  "label": "Cement Plastering"
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    "label": "Joint Ownership"
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    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Rural"
  },
  "townplanApprovedByList": {
    "value": "Vasai_Virar_City_Municipal_Corporation",
    "label": "Vasai Virar City Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Open Plot & Mehta Pharmaceutical Industries",
    "west": "Kopari Village Road",
    "south": "Road",
    "east": "Laxmi Banquet"
  },
  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
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  "unitBoundaries": {
    "asPerActual": {
      "north": "Lobby",
      "east": "Lobby",
      "south": "Lobby",
      "west": "Flat No. 303"
    },
    "asPerDocument": {
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    "south": "Information not available",
    "west": "Information not available"
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"whichTheLocalityIsServed": {
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    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. VCMC/TP/AMEND/VP-5159/37/2023-24 dated 27.06.2023 issued by Vasai - Virar City Municipal Corporation (Downloaded from RERA Site).",
"approvePlanVerified": "As per Agreement and site inspection, Flat number mentioned as 304, but in approved plan it is mentioned as Flat No. 303, revised plan not provide for our verification.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per Documents and site inspection, The Flat is Nomaculated as 304, but approved plan downloaded from RERA Website show the Flat as Flat No. 303, builder has reoriented the number of flat in entire floor. Hence clarification regarding the

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same is advisable.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential",
  "rate": "43600",
  "landRate": "2820.00",
  "igrImage": "cases/66add7a3eeb9d855e4ced5e1/igr_1722678661832_Image.png",
  "squareMeterGuideLineRate": "43600.00",
  "squareFeetGuideLineRate": "4051.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "0",
  "rate": "43600.00",
  "squareMeterGuideLineRate": "43600.00",
  "squareFeetGuideLineRate": "4051.00"
},
"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "Rs. 4,000/- Present rental income per month",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per VVCMC norms",
  "tenantName": "Mr. Laxman A. Wakte",
  "maintenanceOfFlat": "Normal"
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"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed 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"
  },
  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
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"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "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": "New_Building",
  "label": "New Building"
},
"maintenancelssues": {
  "value": "New_Building",
  "label": "New Building"
},
}
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"visibleDamageInBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "3",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "254.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66add7a3eeb9d855e4ced5e1/
routeMap_1722928465828_Image.png",
    "routeLat": "19.473989",
    "routeLng": "72.824933",
    "stationName": "Virar",
    "routeDistance": "2.8 km.",
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  "label": "Railway Station"
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"finalLatLng": {
  "coordinates": [
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  ],
  "type": "Point"
},
"showLocation": {
  "latlng": false,
  "finallatlng": false
},
"locationMapImg": [
  {
    "id": "vt5v4d",
    "name": "vt5v4d",
    "image": "cases/66add7a3eeb9d855e4ced5e1/
routeMap_1722928342269_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "711200.00",
    "depreciationPercentage": "0",
    "depreciatedCostOfConstruction": "0.00",
    "totalFairMarketValue": "1848000.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
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"extraCollapsibleGatesQty": "0",
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"distressValuePercentage": "80",
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"outward": {
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  "remark": "SYSTEM_GENERATED"
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"rateVerify": {
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"underConstruction": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "fullBuildingRcc": {
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"externalPlastering": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
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"externalPainting": {
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "status": false
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"liftInstallation": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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  "label": "External Development & Final Finishing",
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  "status": true
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  "selectedBuildUpValue": "254.10",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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mage_20240805_at_130805.jpeg",
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allmg_1722915698231_WhatsApp_Image_20240805_at_130805.jpeg",
      "orientation": "portrait"
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      "path": "cases/66add7a3eeb9d855e4ced5e1/externallmg_1722928080177_extern
allmg_1722915698230_WhatsApp_Image_20240805_at_130805_2.jpeg",
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  "externalPhotos": [
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      "path": "cases/66add7a3eeb9d855e4ced5e1/externallmg_1722928080179_extern
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    "_id": "66b1cbd04388d81213f27e67",
    "name": "Living Room",
    "path": "cases/66add7a3eeb9d855e4ced5e1/externallmg_1722928092033_extern
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    "orientation": "portrait"
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    "name": "Living Room",
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allmg_1722915698237_WhatsApp_Image_20240805_at_130808_1.jpeg",
    "orientation": "portrait"
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  "carpetRateRange": {
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    "max": "9272.00"
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},
}
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  "min": "6317.00",
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    "quantity": "0.00",
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    "isEditable": true
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    "isEditable": true
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    "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
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  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"status": true,
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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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  "value": "LEAD"
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"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "231.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Ashok Dhaku Pawar",
"ownerPhoneNo": "9930234735",
"appAddress": "flat no - B /304, Vaishnavi arcade, kopari, Virar East ",
"remark": "Monday visit ",
"documents": [
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"documentType": {
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  "label": "Agreement for sale"
},
"inputs": {
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  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "M/s. M.J.V. Corporation",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mr. Ashok Dhaku Pawar & Mr. Srinivas Dhaku Pawar",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": "8160/2024"
},
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"displayStatus": true,
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"path": "cases/66add7a3eeb9d855e4ced5e1/document_1722668896458_1722668799460_B__304_Cosmos_vileparle__Nayan_mam.pdf",
"fileName": "document_1722668896458_1722668799460_B__304_Cosmos_vileparle__Nayan_mam.pdf"
},
{
  "documentType": {
    "value": "60ae1268aa6d152c1801b383",
    "label": "Revised Development Permission"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "VVCMC/TP/RDP/VP-5159/37/2023-24"
  }
}
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    "displayStatus": true,
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ncement_Certificates___NA_Order_for_plotted_development.pdf",
    "fileName": "document_1722931401076_1_Commencement_Certificates___NA_Or
der_for_plotted_development.pdf"
  },
  {
    "documentType": {
      "value": "60ae129faa6d152c1801b47d",
      "label": "RERA Certificate"
    },
    "inputs": {
      "documentDate": "02/02/2024",
      "nameOfApprovingAuthority": {
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        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "remark": "(Downloaded from RERA Site)",
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        "value": "No",
        "label": "No"
      },
      "No": " P99000054624"
    },
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    "displayStatus": true,
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    "fileName": "document_1722931443516_P99000054624.pdf"
  },
  {
    "documentType": {
      "value": "60ae1277aa6d152c1801b3cc",
      "label": "Approved Building Plan"
    },
    "inputs": {
      "documentDate": "27/06/2023",
      "nameOfApprovingAuthority": {
        "value": "Vasai_Virar_City_Municipal_Corporation",
        "label": "Vasai Virar City Municipal Corporation"
      },
      "remark": "(Downloaded from RERA Site)",
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"number": {
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  "label": "No"
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},
"isHardCopy": false,
"displayStatus": true,
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g_Plan_Approval___NA_Order_for_plotted_development.pdf",
"fileName": "document_1722936159872_3_Building_Plan_Approval___NA_Order_f
or_plotted_development.pdf"
}
],
"caseNumber": "010348",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
{
  "id": "333777",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Sat Aug 03 2024 12:39:23 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mr. Ashok Dhaku Pawar",
  "phone": "9930234735",
  "ownershipShare": "",
  "email": "",
  "id": "716407"
},
{
  "name": "Mr. Srinivas Dhaku Pawar",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "814532"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
  "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
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  "length": "9.42",
  "length1": "9",
  "length2": "5",
  "width": "13.58",
  "width1": "13",
  "width2": "7",
  "totalArea": "127.91",
  "images": [],
  "finalArea": "127.91",
  "extraAreas": []
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "4.42",
  "length1": "4",
  "length2": "5",
  "width": "2.67",
  "width1": "2",
  "width2": "8",
  "totalArea": "11.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.78"
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{
  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "5.83",
  "length1": "5",
  "length2": "10",
  "width": "7.17",
  "width1": "7",
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"width2": "2",
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"images": [],
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"finalArea": "41.81"
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    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bathroom",
  "length": "4.92",
  "length1": "4",
  "length2": "11",
  "width": "3.67",
  "width1": "3",
  "width2": "8",
  "totalArea": "18.03",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.03"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "WC",
  "length": "3.17",
  "length1": "3",
  "length2": "2",
  "width": "3.75",
  "width1": "3",
  "width2": "9",
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  "images": [],
  "extraAreas": [],
  "finalArea": "11.87"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
```

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{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "112293",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "231",
  "squareMeterArea": "21.46",
  "docFinalBuiltUp": "254.1",
  "docFinalBuiltUpSquareMeter": "23.606",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "279.00",
      "squareMeterArea": "25.92",
      "expectedRate": "7795.70",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "306.90",
      "squareMeterArea": "28.51",
      "expectedRate": "7087.00",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "66adfdbfb965be31a3142ab3",
  "property": "Vaishnavi Arcade Building, Kopari Village, Virar (East)",
  "area": "279.00",
```



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"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "2175000.00",
"expectedRate": "7795.70",
"builtUpExpectedRate": "7087.00",
"image": "cases/66add7a3eeb9d855e4ced5e1/
indicator_1722678346762_Image.png",
"squareMeter": "25.92",
"id": "536151"
},
{
  "carpetArea": {
    "area": "302.25",
    "squareMeterArea": "28.08",
    "expectedRate": "6947.89",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "332.48",
    "squareMeterArea": "30.89",
    "expectedRate": "6316.17",
    "percentage": "10"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Vaishnavi Arcade Building, Kopari Village, Virar (East)",
  "area": "302.25",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
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  "expectedRate": "6947.89",
  "builtUpExpectedRate": "6316.17",
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"image": "cases/66add7a3eeb9d855e4ced5e1/
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"id": "297151"
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"carpetArea": {
"area": "221.00",
"squareMeterArea": "20.53",
"expectedRate": "9271.49",
"percentage": ""
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"builtUpArea": {
"area": "243.10",
"squareMeterArea": "22.58",
"expectedRate": "8428.63",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
},
"printlnReport": true,
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"property": "Survey No. 121 At Virar, Mumbai",
"area": "221.00",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "2049000.00",
"expectedRate": "9271.49",
"builtUpExpectedRate": "8428.63",
"image": "cases/66add7a3eeb9d855e4ced5e1/
indicator_1722678454259_Image.png",
"squareMeter": "20.53",
"id": "580890"
},
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"carpetArea": {
"area": "393.00",
"squareMeterArea": "36.51",
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    "expectedRate": "9160.31",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "40.16",
    "expectedRate": "8327.55",
    "percentage": "10"
  },
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    "expectedRate": "0.00",
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  {
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    "orientation": "portrait"
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},
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    "lastName": "Khedekar",
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    "lastName": "Khedekar",
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Vaishnavi Arcade, Plot No. 1, 2 & 3, Chandansar, Village - Kopari (Old Village -
Chandansar), Virar (East), Taluka - Vasai, District - Palghar , PIN - 401 305, State -
Maharashtra, India",
"updatedBy": "60092304a16fab0f2af9b0c2",
"addressForMap": "",
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"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
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"siteVisitContactNo": "9930234735",
"buildingServicesRate": "2800",
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"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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"flatRate": "8000.00",
"landOtherRate": "5200",
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"siteVisitDate": "2024-08-05",
"briefDescOfProperty": "Living Room + Kitchen + Passage + Bathroom + WC",
"carpetTotal": "211.4",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
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    "leaseDate": ""
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},
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"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	9'5"	13'7"	127.91
Passage	4'5"	2'8"	11.78
Kitchen	5'10"	7'2"	41.81
Bathroom	4'11"	3'8"	18.03
WC	3'2"	3'9"	11.87
Other Composition :			