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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Narendra",
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    "_id": "640f306e63e4271bcefdbba1",
    "lastName": "Gavale",
    "mobileNo": "",
    "workMobileNo": "9619072773",
    "email": "kalyan@cosmosbank.in"
  },
  "fees": {
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"organization": {
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "name": "Kalyan Khadakpada Branch",
  "branchCode": "",
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  "alternateMobileNo": "",
  "email": "kalyan@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Ground floor, Shiv Villa Apt. Opp. gagangiri Soc. Sai Chowk, Khadakpada
Kalyan West 421301\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
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  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "email": "shilvanta_pratibha@yahoo.co.in",
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  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
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        "label": "Registered Valuer"
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  {
    "type": "EMPLOYEE",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "title": {
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      {
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        "number": "IBBI/RV/07/2018/10366"
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    "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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},
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  "label": "BANK"
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    "dateTime": "2024-08-16",
    "remark": ""
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  {
    "status": "COMPLETED",
    "dateTime": "2024-08-16",
    "remark": "MANUAL_IN_TASK"
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],
"schedule": [],
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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  "value": "Thane",
  "label": true
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  "label": false
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  "key": "buildingName",
  "value": "Madhav Srishti ",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "label": false
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  "key": "landmark",
  "value": "Near D'Mart",
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  "key": "wing",
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  "label": true
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  "key": "newSurveyNumber",
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  "label": true
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  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
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    "label": "Ceramic Tile Flooring"
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    "label": "Teak Wood Door frame with Solid door with safety door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Cement Plastering + POP Finish"
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}
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  "ownership": {
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"populationClassList": {
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"populationGroupList": {
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"townplanApprovedByList": {
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  "label": "Kalyan Dombivali Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Madhav Srishti Complex Club House",
  "west": "Internal Road",
  "south": "Wing - D3",
  "east": "Internal Road"
},
"asPerDocumentAgreement": {
  "north": "S. No. 18 & S. No. 16",
  "west": "Boundary of village Gandhari",
  "south": "Pipe Line Road",
  "east": "S. No. 1 & S. No. 58"
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"unitBoundaries": {
  "asPerActual": {
    "north": "Flat No. 502",
    "east": "Marginal Space",
    "south": "Marginal Space",
    "west": "Flat No. 504"
  },
  "asPerDocument": {
    "north": "Flat No. 502 / Lift",
    "east": "Marginal Space",
    "south": "Marginal Space",
    "west": "Flat No. 504"
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      "title": "Auto",
      "status": true
    },
    "privateCars": {
      "title": "Private Cars",
      "status": true
    }
  },
  "extraDetailOfProperty": "(i. e 2 BHK Flat)",
  "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": "",
  "classOfSanitary": {
    "value": "ordinary",
    "label": "Ordinary"
  },
  "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
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above calculations and detail measurements taken by us prove that the Agreement for
Sale area is not exorbitantly inflated. Hence, valuation is based on the Agreement for
Sale area.",
  "depreciationPercentage": "30",
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  "salvageValue": "10",
  "depreciatedCostOfConstruction": "9450",
  "depreciatedBuildingRate": "1750"
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"igrRate": {

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"propertyName": "Residential Flat",
"rate": "67700",
"landRate": "22600",
"igrImage": "cases/66bb3fadda840b1214c6b515/igr_1724673456838_Image.png",
"squareMeterGuideLineRate": "71085.00",
"squareFeetGuideLineRate": "6604.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "80",
  "rate": "5703.00",
  "squareFeetGuideLineRate": "5703.00",
  "squareMeterGuideLineRate": "61388.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
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  "carParking": "Open Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
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    "label": "Plain Looking"
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  "dateOfConstruction": {
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    "month": "1",
    "year": "2004",
    "fullDate": "1/1/2004"
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  "planningArea": {
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    "label": "Residential"
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  "typeOfStructure": {
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    "label": "R.C.C. Framed Structure"
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  "typeOfFoundation": {
    "value": "rcc",
    "label": "R.C.C. Foundation"
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  "qualityOfConstruction": {
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"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"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
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  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
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  "label": "Good"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "Information_not_available",
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  "label": "Information not available"
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}
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"provisionOfFirefighting": {
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  "label": "Information not available"
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"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "40",
"ageOfBuilding": "20",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "5",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "715.20",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
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routeMap_1724674799414_Image.png",
    "routeLat": "19.257842",
    "routeLng": "73.142606",
    "stationName": "Kalyan",
    "routeDistance": "3.6 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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    0
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  "type": "Point"
},
"showLocation": {
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  "finallatlng": false
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"locationMapImg": [
  {
    "id": "7h20k",
    "name": "7h20k",
    "image": "cases/66bb3fadda840b1214c6b515/
routeMap_1724674741583_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "30",
    "depreciatedCostOfConstruction": "536250.00",
    "totalFairMarketValue": "5542950.00"
  },
  "wardrobesRate": "0",
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  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
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  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
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  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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"othersQty": "0",
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"distressValuePercentage": "80",
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"bookValueDocument": null,
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"outward": {
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  "date": "Mon Aug 26 2024 18:42:18 GMT+0530 (India Standard Time)",
  "number": "2307879",
  "dayCount": "25",
  "monthCount": "357",
  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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  "isHideFloor": false,
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  "isHideFloor": false,
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  "floorsCompleted": "",
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
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"externalPainting": {
  "label": "External Painting",
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  "percentage": "0.00",
  "isHideFloor": false,
  "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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  "isHideFloor": true,
  "status": false
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      "orientation": "portrait"
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  ],
  "selfieWithSiteVisitImages": [],
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      "orientation": "landscape"
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      "path": "cases/66bb3fadda840b1214c6b515/externallmg_1723782991679_1723782982633_image_8.jpeg",
      "orientation": "portrait"
    },
    {
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      "_id": "66bed751da840b1214c7938e",
      "name": "externallmg_1723782992049_1723782982633_image_10.jpeg",
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    "path": "cases/66bb3fadda840b1214c6b515/
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    "orientation": "portrait"
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    "name": "externallmg_1723782992755_1723782982633_image_12.jpeg",
    "path": "cases/66bb3fadda840b1214c6b515/
externallmg_1723782992755_1723782982633_image_12.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "66bed751da840b1214c79389",
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externallmg_1723782990964_1723782982633_image_5.jpeg",
    "orientation": "landscape"
  },
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    "name": "externallmg_1723782989482_1723782982633_image_0.jpeg",
    "path": "cases/66bb3fadda840b1214c6b515/
externallmg_1723782989482_1723782982633_image_0.jpeg",
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    "path": "cases/66bb3fadda840b1214c6b515/
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    "orientation": "portrait"
  },
  {
    "status": false,
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    "_id": "66bed751da840b1214c7938f",
    "name": "externallmg_1723782992345_1723782982633_image_11.jpeg",
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externallmg_1723782992345_1723782982633_image_11.jpeg",
    "orientation": "portrait"
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    "status": false,
    "_id": "66bed751da840b1214c79388",
    "name": "externallmg_1723782990854_1723782982633_image_4.jpeg",
    "path": "cases/66bb3fadda840b1214c6b515/
externallmg_1723782990854_1723782982633_image_4.jpeg",
    "orientation": "landscape"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
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    "max": "11852.00"
  },
  "builtUpRateRange": {
    "min": "7694.00",
    "max": "9877.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"status": true,
"isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "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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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
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"createCase": "false",
"type": "CASE",
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"leadType": {
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  "value": "LEAD"
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"isSiteMeasurementAllowed": true,
"finalValuationArea": "596.00",
"empanelmentNo": [
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],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66bb3fadda840b1214c6b515",
"ownerName": "Mr. Rajesh H. Shilotri & Mrs. Hemangi H. Shilotri",
"ownerPhoneNo": "9372905492",
"fullAddress": "Residential Flat No. 503, 5th Floor, Wing - D - 2, Madhav Srishti , Near
D'Mart, Village - Barave, Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code -
421 301, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "30/10/2003",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Madhav Constructions",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Rajesh H. Shilotri & Mrs. Hemangi H. Shilotri",
      "number": {
        "value": "No",
        "label": "No"
      }
    }
  },

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    "No": "6178/2003"
  },
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  "fileName": "document_1723547561404_75630.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "30/08/2004",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "KDMC / NRV / CC / KV / 255"
},
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1724676046290_82437.pdf",
  "path": "cases/66bb3fadda840b1214c6b515/
document_1724676046290_82437.pdf",
  "id": "379882",
  "uploadedBy": "627222afafd7d55eddedddd82",
  "createdAt": "Mon Aug 26 2024 18:10:46 GMT+0530 (India Standard Time)"
}
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "010575",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "403401",
    "title": "Create Lead",
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"description": "Create Lead",
"datetime": "Tue Aug 13 2024 16:42:45 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mr. Rajesh H. Shilotri & Mrs. Hemangi H. Shilotri",
"phone": "9372905492",
"ownershipShare": "",
"email": "",
"id": "190180"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Living Room",
"length": "14.00",
"length1": "14",
"length2": "00",
"width": "11.00",
"width1": "11",
"width2": "00",
"totalArea": "154.00",
"images": [],
"extraAreas": [],
"finalArea": "154.00"
},
{
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"id": "1",
"name": "Bedroom",
"length": "13.00",
"length1": "13",
"length2": "00",
"width": "10.00",
"width1": "10",
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"width2": "00",
"totalArea": "130.00",
"images": [],
"extraAreas": [],
"finalArea": "130.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "96.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "96.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "8.00",
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  "width2": "00",
  "totalArea": "56.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "56.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

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},
  "id": "4",
  "name": "Toilet",
  "length": "5.00",
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  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "25.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "25.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "id": "5",
  "name": "Bathroom",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "18.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "id": "6",
  "name": "WC",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
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  "width1": "5",
  "width2": "00",
  "totalArea": "10.00",
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"images": [],
"extraAreas": [],
"finalArea": "10.00"
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  "measurementType": {
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    "label": "Square Feet"
  },
  "id": "10",
  "name": "Passage",
  "length": "4.00",
  "length1": "4",
  "length2": "0",
  "width": "4.00",
  "width1": "4",
  "width2": "0",
  "totalArea": "16.00",
  "images": [],
  "finalArea": "16.00",
  "extraAreas": []
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Passage",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "44.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "44.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
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"name": "Cupboard",
"length": "5.00",
"length1": "5",
"length2": "00",
"width": "1.00",
"width1": "1",
"width2": "00",
"totalArea": "5.00",
"images": [],
"extraAreas": [],
"finalArea": "5.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "10",
  "name": "Balcony",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "36.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "55.37",
    "totalAreaDocument": "596",
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"docBuiltpPercentage": "20",
"docFinalBUILTUp": "715.20",
"docFinalBUILTUpSquareMeter": "66.44",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "755101"
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"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "675.00",
"squareMeterArea": "62.71",
"expectedRate": "11851.85",
"percentage": ""
},
"builtUpArea": {
"area": "810.00",
"squareMeterArea": "75.25",
"expectedRate": "9876.54",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
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"property": "Residential Flat",
"area": "675",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "8000000",
"expectedRate": "11851.85",
"builtUpExpectedRate": "9876.54",
"image": "cases/66bb3fadda840b1214c6b515/
indicator_1724672790020_Image.png",
"squareMeter": "62.71",
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"id": "404552"
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{
  "carpetArea": {
    "area": "822.00",
    "squareMeterArea": "76.37",
    "expectedRate": "10340.63",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "986.40",
    "squareMeterArea": "91.64",
    "expectedRate": "8617.19",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printInReport": true,
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  "area": "822",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "floor": "",
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  "expectedRate": "10340.63",
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  "id": "634492"
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    "expectedRate": "9222.46",
    "percentage": ""
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"builtUpArea": {
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  "squareMeterArea": "51.56",
  "expectedRate": "7693.69",
  "percentage": ""
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  "squareMeterArea": "0.00",
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"id": "317627"
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    "squareMeterArea": "65.50",
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    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "78.60",
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"orientation": "portrait"
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      "filename": "1724673497877_Calculation_Sheet_NEW_COSMOS.xlsx",
      "path": "cases/66bb3fadda840b1214c6b515/
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"lastName": "Jadhav",
"profilePhoto": "users/64cde526dc9f3034f3fefa49/
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},
"workType": "RATE_VERIFY",
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"addressForMap": "",
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"contactPersonName": "Mr. Rajesh H. Shilotri",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "9372905492",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
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"landOtherRate": "7700",
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Toilet + Bathroom +
WC + 2 Passage + Cupboard + Balcony",
"carpetTotal": "590.00",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "649.00",
"finalCarpetArea": "590.00",
"finalSalableArea": "713.90",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "All the above areas are within +/- 1% 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.",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 554.00\nBalcony Area in Sq. Ft.
= 36.00",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "lesseeName": "",
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    "leaseFrom": "",
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"reportGeneratedDate": "Mon Aug 26 2024 17:37:53 GMT+0530 (India Standard
Time)",
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"siteVisitDate": "2024-08-16"

}

Name	Length	Width	Total
Composition :			
Living Room	14'00"	11'00"	154.00
Bedroom	13'00"	10'00"	130.00
Bedroom	12'00"	8'00"	96.00
Kitchen	7'00"	8'00"	56.00
Toilet	5'00"	5'00"	25.00
Bathroom	3'00"	6'00"	18.00
WC	2'00"	5'00"	10.00
Passage	4'0"	4'0"	16.00
Passage	11'00"	4'00"	44.00
Cupboard	5'00"	1'00"	5.00
Balcony	6'00"	6'00"	36.00
Other Composition :			