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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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    "label": "Direct"
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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": "Amruta ",
    "type": "CREDITOFFICER",
    "_id": "5fc732036229d08b94230f5a",
    "email": "amruta.pathak@cosmosbank.in",
    "mobileNo": "-",
    "workMobileNo": "9769900929",
    "lastName": "Pathak"
  },
  "fees": {
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "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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"branch": {
  "_id": "5fc6c33c74d12c494856b9e6",
  "branchCode": "000014",
  "type": "BRANCH",
  "name": "Dombivali (East) Branch",
  "email": "dombivali@cosmosbank.in",
  "mobileNo": "02512435618",
  "alternateMobileNo": "",
  "address": "Sindhudurg C.H.S., Ground Floor, Tilak Chowk, Tilak Nagar, Dombivali
(East), Taluka Kalyan, District Thane - 400605, State - Maharashtra, Country - India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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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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  "zoneName": "Mumbai & Aurangabad Zone"
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"staff": {
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
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  "_id": "64e5a649daae6a1c98101989",
  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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"rateVerifier": {
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  "_id": "64cde526dc9f3034f3fefa49",
  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
  "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg"
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"maker": {
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  "_id": "627222afafd7d55eddeddd82",
  "role": "FRONTDESK",
  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvantha",
  "mobileNo": "9821518537",
  "designation": ""
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    "role": "FRONTDESK",
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    "lastName": "Jadhav",
    "mobileNo": "7738144625",
    "designation": "Back Office Coordination",
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    "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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    {
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          "label": "Registered Valuer"
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      "type": "EMPLOYEE",
      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
      "designation": "Registered Valuer",
      "registrationNo": [
        {
          "title": {
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          "_id": "60af80072ffdf65bcd658651",
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      ],
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        "title": {
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    "label": "FIIV"
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  "number": "CAT-I-F-1763"
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{
  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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    "value": "Registered_Valuer",
    "label": "Registered Valuer"
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  "_id": "60af80072ffdf65bcd658654",
  "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"
}
]
},
"clientType": {
  "value": "BANK",
  "label": "BANK"
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"location": {
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  "longitude": "73.08120083038182"
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      "remark": ""
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      "status": "COMPLETED",
      "dateTime": "2024-08-21",
      "remark": "MANUAL_IN_TASK"
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  ],
  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "1BHK",
  "label": "1 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
    "status": true,
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
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"key": "village",
"value": "Nilje & Ghesar",
"label": true
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"floorNo": {
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  "value": "4",
  "label": false
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"buildingNo": {
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  "value": "Thane",
  "label": true
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  "key": "city",
  "value": "Dombivli (East)",
  "label": false
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  "status": false,
  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Kalyan",
  "label": true
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  "name": "Building Name",
  "key": "buildingName",
  "value": "Viva Building",
  "label": false
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"selectArea": {
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  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "name": "Street 1",
  "key": "street1",
  "value": "",
  "label": false
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Casa Rio Project, Near Khidkaleshwar Mandir, Kalyan Shil Road",
  "label": false
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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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226/4, 236/3, 98/3, 139, 226/5, 106/3, 137/2, 235/1, 235/2(P), 98/9, 101/1, 102/5, 102/7
& Others ",
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  "key": "hisNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
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  "value": "",
  "label": true
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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  "key": "selectNo",
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  "key": "municipalityWardNo",
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  "label": true
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"khataNo": {
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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": "",
  "label": false
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  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
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  "name": "Gut No.",
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  "value": "PIN Code - 421 204",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "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 + POP Finish"
  }
}
},
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"general": {
  "ownership": {
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Mumbai_Metropolitan_Region_Development_Authority",
    "label": "Mumbai Metropolitan Region Development Authority"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "VIVA-B Building",
    "west": "Casa Rio Main Road",
    "south": "Internal Road",
    "east": "Marina F Building"
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available",
    "south": "Details not available",
    "east": "Details not available"
  },
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    "asPerActual": {
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      "east": "Flat No. 405",
      "south": "Road",
      "west": "Road"
    },
    "asPerDocument": {
      "north": "Staircase",
      "east": "Lift / Passage",
      "south": "Flat No. 405",
      "west": "Marginal Space"
    }
  },
}
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    "isDisplay": true,
    "title": "Boundaries of The Flat"
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  "whichTheLocalityIsServed": {
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      "status": true
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    "taxies": {
      "title": "Taxies",
      "status": true
    },
    "auto": {
      "title": "Auto",
      "status": true
    },
    "privateCars": {
      "title": "Private Cars",
      "status": true
    }
  },
  "extraDetailOfProperty": "(i.e 1 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": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "\nAll the above areas are within 11% 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.\n",
  "depreciationPercentage": "12",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",

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"depreciatedCostOfConstruction": "8200",
"depreciatedBuildingRate": "2200"
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"igrRate": {
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  "rate": "70700",
  "landRate": "21000",
  "igrImage": "cases/66c57fc4da840b1214ca328f/igr_1724483401614_Image.png",
  "squareMeterGuideLineRate": "70700.00",
  "squareFeetGuideLineRate": "6568.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "92",
  "rate": "6199.00",
  "squareFeetGuideLineRate": "6199.00",
  "squareMeterGuideLineRate": "66724.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "I_Class",
    "label": "I Class"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "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 MMRDA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
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"marketability": {
  "marketabilityList": {
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    "label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "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": "Along with One Open Car Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2016",
    "fullDate": "1/1/2016"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
    "value": "R.C.C._Framed_Structure",
    "label": "R.C.C. Framed Structure"
  },
  "typeOfFoundation": {
    "value": "rcc",
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"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"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": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
}
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"systemOfAirConditioning": {
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  "label": "Information not available"
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"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "52",
"ageOfBuilding": "8",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "8",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "538.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1724491875869_Image.png",
    "routeLat": "19.145226",
    "routeLng": "73.080192",
    "stationName": "Dombivli",
    "routeDistance": "9.2 Km",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
}
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  "type": "Point"
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  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "smrlhq",
    "name": "smrlhq",
    "image": "cases/66c57fc4da840b1214ca328f/
routeMap_1724491781047_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "1347500.00",
    "depreciationPercentage": "12",
    "depreciatedCostOfConstruction": "161700.00",
    "totalFairMarketValue": "3654800.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
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"distressValuePercentage": "80",
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"bookValue": "0"
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"outward": {
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  "number": "2307846",
  "dayCount": "12",
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  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "InProgress",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
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"floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
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  "isHideFloor": false,
  "status": false
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  "label": "Internal Plastering",
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  "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
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
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  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
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"isHideFloor": true,
"status": false
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "538.80",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
  "frontPageImages": [
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      "path": "cases/66c57fc4da840b1214ca328f/
externalImg_1724243995496_1724243994338_image_2.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "66c5e01fda840b1214caba73",
      "name": "externalImg_1724243995496_1724243994338_image_2.jpeg",
      "path": "cases/66c57fc4da840b1214ca328f/
externalImg_1724243995496_1724243994338_image_2.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "66c5e01fda840b1214caba78",
      "name": "externalImg_1724243996820_1724243994338_image_7.jpeg",
      "path": "cases/66c57fc4da840b1214ca328f/
externalImg_1724243996820_1724243994338_image_7.jpeg",
      "orientation": "portrait"
    }
  ],
}
```

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  "path": "cases/66c57fc4da840b1214ca328f/
externallmg_1724243997226_1724243994338_image_8.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
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  "name": "externallmg_1724243996105_1724243994338_image_4.jpeg",
  "path": "cases/66c57fc4da840b1214ca328f/
externallmg_1724243996105_1724243994338_image_4.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "66c5e01fda840b1214caba76",
  "name": "externallmg_1724243996385_1724243994338_image_5.jpeg",
  "path": "cases/66c57fc4da840b1214ca328f/
externallmg_1724243996385_1724243994338_image_5.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "66c5dffac884d112334dccfc",
  "name": "externallmg_1724243961731_1724243958465_image_4.jpeg",
  "path": "cases/66c57fc4da840b1214ca328f/
externallmg_1724243961731_1724243958465_image_4.jpeg",
  "orientation": "landscape"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "7016.00",
    "max": "9368.00"
  },
  "builtUpRateRange": {
    "min": "5847.00",
    "max": "7806.00"
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},
}
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"saleableRateRange": {
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  "max": "0.00"
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"detailsOfValuation": {
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    "estimatedValue": "0.00",
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    "isEditable": false
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  "wardrobes": {
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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",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "superfineFinish": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
}
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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"electricityDeposits": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
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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
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "449.00",
"empanelmentNo": [
  "HO/CREDIT/67/ 2019-20"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66c57fc4da840b1214ca328f",
"ownerName": "Mrs. Meeta Rajendra Shah, Mr. Vicky Rajendra Shah, Mr. Rajendra Champaklal Shah & Mrs. Gunashri Vicky Shah",
"ownerPhoneNo": "9224477725",
"fullAddress": "Residential Flat No. A-406, 4th Floor, Viva Building, Casa Rio Project, Near Khidkaleshwar Mandir, Kalyan Shil Road, Village - Nilje & Ghesar, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 204, State - Maharashtra, India",
"remark": "",
"documents": [
  {
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"documentType": {
  "value": "60ae1245aa6d152c1801b2e1",
  "label": "Agreement To Sale"
},
"inputs": {
  "documentDate": "26/09/2012",
  "from": {
    "value": "Developers",
    "label": "Developers"
  },
  "Developers": "Lodha Dwellers Private Limited",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Mrs. Meeta Rajendra Shah, Mr. Vicky Rajendra Shah, Mr. Rajendra
Champaklal Shah & Mrs. Gunashri Vicky Shah ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "2764/2012 "
},
"isHardCopy": false,
"displayStatus": true,
"id": "661713",
"path": "cases/66c57fc4da840b1214ca328f/
document_1724219323843_Meeta_Shah_cos_D.pdf",
"fileName": "document_1724219323843_Meeta_Shah_cos_D.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "12/07/2012",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "TCP / MCP-02 / L.D.P.L./CC-II / 542 / 2012"
```

```
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1724493699839_131752.pdf",
    "path": "cases/66c57fc4da840b1214ca328f/
document_1724493699839_131752.pdf",
    "id": "196488",
    "uploadedBy": "627222afafd7d55eddeddd82",
    "createdAt": "Sat Aug 24 2024 15:31:39 GMT+0530 (India Standard Time)"
  }
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "010713",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "457305",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Aug 21 2024 11:18:52 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mrs. Meeta Rajendra Shah, Mr. Vicky Rajendra Shah, Mr. Rajendra
Champaklal Shah & Mrs. Gunashri Vicky Shah",
    "phone": "9224477725",
    "ownershipShare": "",
    "email": "",
    "id": "792497"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "353905",
    "name": "Living Room",
    "length": "9.00",
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"length1": "9",
"length2": "00",
"width": "17.00",
"width1": "17",
"width2": "00",
"totalArea": "153.00",
"images": [],
"extraAreas": [],
"finalArea": "153.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "0",
  "width": "9.00",
  "width1": "9",
  "width2": "0",
  "totalArea": "99.00",
  "images": [],
  "finalArea": "99.00",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "56.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "56.00"
},
}
```

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{
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    "label": "Square Feet"
  },
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  "name": "Bathroom",
  "length": "3.00",
  "length1": "3",
  "length2": "0",
  "width": "5.00",
  "width1": "5",
  "width2": "0",
  "totalArea": "15.00",
  "images": [],
  "finalArea": "15.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "WC",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "10.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
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"width": "6.00",
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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "12.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
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  "width2": "00",
  "totalArea": "18.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Balcony",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "5.00",
  "width1": "5",
  "width2": "00",
  "totalArea": "20.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "20.00"
}
],
"otherComposition": [
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{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "2.00",
  "length1": "2",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "14.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "14",
  "percentageBeforeTotal": "14.00",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Cupboard",
    "value": "Cupboard"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "1.00",
  "length1": "1",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
```



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"width2": "00",
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"images": [],
"extraAreas": [],
"finalArea": "7",
"percentageBeforeTotal": "7.00",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "41.71",
  "totalAreaDocument": "449",
  "docBuiltpPercentage": "20",
  "docFinalBuiltp": "538.80",
  "docFinalBuiltpSquareMeter": "50.06",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "563488"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "790.00",
    "squareMeterArea": "73.39",
    "expectedRate": "9367.09",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "948.00",
    "squareMeterArea": "88.07",
    "expectedRate": "7805.91",
    "percentage": "20"
  }
}
```

```
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
"_id": "66c98781c884d11233502d1e",
"property": "Residential Flat ",
"area": "790",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "square_yards",
"expectedPrice": "7400000",
"expectedRate": "9367.09",
"builtUpExpectedRate": "7805.91",
"image": "cases/66c57fc4da840b1214ca328f/
indicator_1724482969828_Image.png",
"squareMeter": "73.39",
"id": "626688"
},
{
  "carpetArea": {
    "area": "409",
    "squareMeterArea": "38.00",
    "expectedRate": "8801.96",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "491.00",
    "squareMeterArea": "45.62",
    "expectedRate": "7331.98",
    "percentage": ""
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66c98781c884d11233502d1f",
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```
"property": " Residential Flat",
"area": "491",
"builtUpPercentage": "0",
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"areaType": "Built_Up",
"floor": "",
"source": "square_yards",
"expectedPrice": "3600000",
"expectedRate": "8801.96",
"builtUpExpectedRate": "3600000",
"image": "cases/66c57fc4da840b1214ca328f/
indicator_1724483046044_Image.png",
"squareMeter": "45.62",
"id": "344512"
},
{
"carpetArea": {
"area": "449.00",
"squareMeterArea": "41.71",
"expectedRate": "7015.59",
"percentage": ""
},
"builtUpArea": {
"area": "538.80",
"squareMeterArea": "50.06",
"expectedRate": "5846.33",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "66c98781c884d11233502d20",
"property": "Residential Flat",
"area": "449",
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    "filename": "1724483444721_Calculation_Sheet_NEW_COSMOS.xlsx",
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Reference_Report__Vishwas_Dashrath_Sonwane.pdf",
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"contactPersonName": "Mr. Vicky R. Shah",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9819398298",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
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"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 449.00",
"flatRate": "8500",
"landOtherRate": "6000",
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    "value": "Independent_Building"
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"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + WC + 2
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```

Passage + Balcony",
"carpetTotal": "383",
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"finalCarpetArea": "404.00",
"finalSalableArea": "488.84",
"salablePercentage": "10",
"toBeAdded": "",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "21.00",
"otherCompositionSaleableTotal": "0.00",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 370.00\nCupboard Area in Sq.
Ft. = 7.00\nDry Balcony Area in Sq. Ft. = 14.00\nBalcony Area in Sq. Ft. = 20.00",
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"reportGeneratedDate": "Sat Aug 24 2024 14:26:30 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-08-21"
}

```

| Name | Length | Width | Total |
|---------------|--------|--------|--------|
| Composition : | | | |
| Living Room | 9'00" | 17'00" | 153.00 |
| Bedroom | 11'0" | 9'0" | 99.00 |
| Kitchen | 7'00" | 8'00" | 56.00 |

| | | | |
|------------------------|-------|-------|-------|
| Bathroom | 3'0" | 5'0" | 15.00 |
| WC | 2'00" | 5'00" | 10.00 |
| Passage | 2'00" | 6'00" | 12.00 |
| Passage | 3'00" | 6'00" | 18.00 |
| Balcony | 4'00" | 5'00" | 20.00 |
| Other Composition : | | | |
| Dry Balcony Area | 2'00" | 7'00" | 14.00 |
| Cupboard | 1'00" | 7'00" | 7.00 |