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{
  "typeOfReport": {
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    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Santosh",
    "type": "CREDITOFFICER",
    "_id": "66696c662ae3637b0eea1e4e",
    "lastName": "Yadav",
    "mobileNo": "",
    "workMobileNo": "9044414845",
    "email": "Santosh.yadav@racpc.ssl.sion.co.in"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
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  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
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  "_id": "60b7177d2ffdf65bcd65882a",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
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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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},
"maker": {
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  "_id": "60f91b6f344e052188ffd1fc",
  "role": "MAKER",
  "firstName": "Jayaraja",
  "email": "jayaraja@vastukala.org",
  "lastName": "Acharya",
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"designation": "",
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  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
  "role": "FRONTDESK",
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  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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        "label": "Registered Valuer"
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    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      {
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        "number": "IBBI/RV/07/2018/10366"
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  }
]
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    "label": "Chartered Engineer"
  },
  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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  "longitude": "73.10021064954599"
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    {
      "dateTime": "27/08/2024 12:00 am"
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  ],
  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
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  "audioNotes": []
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"compositionFlatType": {
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  "label": "1 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "label": true
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"key": "country",
"value": "India",
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"village": {
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  "label": true
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  "value": "",
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  "value": "Raigad",
  "label": true
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  "key": "city",
  "value": "Navi Mumbai",
  "label": false
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  "key": "plotNo",
  "value": "55",
  "label": true
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  "key": "buildingName",
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  "value": "A",
  "label": true
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  "label": false
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  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
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  "value": "405",
  "label": false
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  "label": true
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  "label": false
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  "label": true
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  "key": "SRO",
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  "key": "policeStation",
  "value": "",
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  "key": "postalCode",
  "value": "PIN - 410 206",
  "label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
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    "label": "Vitrified tiles flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
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"finishing": {
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"general": {
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    "label": "Joint Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "NMMC",
    "label": "Navi Mumbai Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Internal Road & Prime Homes",
    "west": "Open Land (Neo Cricket Club)",
    "south": "Road",
    "east": "Gayatri Enclave"
  },
  "asPerDocumentAgreement": {
    "north": "Nalla",
    "west": "Plot No. 39",
    "south": "20.00 Mtrs. Wide Road",
    "east": "Plot No. 38"
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  "unitBoundaries": {
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      "east": "Passage & Lift",
      "south": "Flat No. 404",
      "west": "Marginal Space"
    },
    "asPerDocument": {
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    "south": "Information Not available",
    "west": "Information Not available"
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"whichTheLocalityIsServed": {
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Flowerbed & Terrace Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "11516.5",
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"igrRate": {
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"landRate": "12800",
"igrImage": "cases/66cdb336da840b1214ce860c/igr_1724916614063_Image.png",
"squareMeterGuideLineRate": "69000.00",
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},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "93",
  "rate": "6045.00",
  "squareFeetGuideLineRate": "6045.00",
  "squareMeterGuideLineRate": "65066.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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"value": "R.C.C._slab",
"label": "R.C.C. slab"
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"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Ground / Covered Parking Space",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2017",
"fullDate": "1/1/2017"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
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"label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
"value": "Good",
"label": "Good"
},
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"materialUsedList": {
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  "label": "Information Not Available"
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"structuralSafety": {
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  "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": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
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},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
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"label": "Yes"
},
"groundStilt": {
  "value": "Part_Ground_and_Part_Stilt",
  "label": "Part Ground + Part Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "7",
"totalLifeBuilding": "60",
"estimatedAge": "53",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "12",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "8"
},
"finalPlinthArea": {
  "area": "484.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66cdb336da840b1214ce860c/
routeMap_1724914357547_Image.png",
    "routeLat": "18.977745",
    "routeLng": "73.100721",
    "stationName": "Panvel Junction",
    "routeDistance": "3.7 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
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"type": "Point"
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"showLocation": {
  "latlng": false,
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    "name": "bci57",
    "image": "cases/66cdb336da840b1214ce860c/
routeMap_1724914253050_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "5067480.00",
"finalValue": "5067480.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "98",
"bookValueDocument": null,
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"bookValue": "0"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Thu Aug 29 2024 16:48:52 GMT+0530 (India Standard Time)",
  "number": "2307933",
  "dayCount": "16",
  "monthCount": "411",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"rateVerify": {
  "status": false
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
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"label": "Internal Brick Work",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"externalBrickWork": {
"label": "External Brick Work",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
},
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"label": "Internal Plastering",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"externalPlastering": {
"label": "External Plastering",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"door": {
"label": "Door",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"window": {
"label": "Window",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"flooringTilingKitchenPlatform": {
"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"status": false
},
"internalPainting": {
  "label": "Internal Painting",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
  "label": "Work Completed (%)",
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": true,
    "status": true
  }
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"guidelineDetails": {
  "finalGuidelineValue": "2925780.00",
  "selectedBuildUpValue": "484.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "66d0194eda840b1214cf8812",
      "name": "externalimg_r_1724913997931_externalimg_r_1724904257673_TimePhoto_20240828_172813.jpg",
      "path": "cases/66cdb336da840b1214ce860c/externalimg_r_1724913997931_externalimg_r_1724904257673_TimePhoto_20240828_172813.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
      "status": false,
      "_id": "66d0194eda840b1214cf8809",
      "name": "externalimg_r_1724913997906_externalimg_r_1724904257645_IMG_20240828_172339.jpg",
      "path": "cases/66cdb336da840b1214ce860c/externalimg_r_1724913997906_externalimg_r_1724904257645_IMG_20240828_172339.jpg",
      "orientation": "landscape"
    }
  ],
  "externalPhotos": [
    {
      "status": false,
      "_id": "66d0194eda840b1214cf8812",
      "name": "externalimg_r_1724913997931_externalimg_r_1724904257673_TimePhoto_20240828_172813.jpg",
      "path": "cases/66cdb336da840b1214ce860c/externalimg_r_1724913997931_externalimg_r_1724904257673_TimePhoto_20240828_172813.jpg",
      "orientation": "portrait"
    }
  ],
  "parkingImages": [],

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"societyNameBoardImage": [],
"compositionImages": [
  {
    "status": false,
    "_id": "66d0194eda840b1214cf8807",
    "name": "Living Room",
    "path": "cases/66cdb336da840b1214ce860c/externallmg_r_1724913997913_externallmg_r_1724904257666_TimePhoto_20240828_172204.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d0194eda840b1214cf880e",
    "name": "Living Room",
    "path": "cases/66cdb336da840b1214ce860c/externallmg_r_1724913997926_externallmg_r_1724904257672_TimePhoto_20240828_172158.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d0194eda840b1214cf8811",
    "name": "Living Room",
    "path": "cases/66cdb336da840b1214ce860c/externallmg_r_1724913997930_externallmg_r_1724904257673_TimePhoto_20240828_172210.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d0194eda840b1214cf880f",
    "name": "Living Room",
    "path": "cases/66cdb336da840b1214ce860c/externallmg_r_1724913997926_externallmg_r_1724904257672_TimePhoto_20240828_172206.jpg",
    "orientation": "portrait"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "9880.00",
    "max": "13652.00"
  },
  "builtUpRateRange": {
    "min": "8233.00",
    "max": "11377.00"
  },
  "saleableRateRange": {
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    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
    "title": "Wardrobes",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
    "title": "Showcases",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
    "title": "Kitchen arrangements",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
    "title": "Superfine finish",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "interiorDecorations": {
```



```
"title": "Interior Decorations",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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}
},
"taskStatus": {
  "SITE_INSPECTION": false,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "440.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66cdb336da840b1214ce860c",
"ownerName": "Mr. Narayan Dattu Patil",
"ownerPhoneNo": "9819791378",
"appAddress": "Flat no. 405, 4th Floor, Om Namah Shivay Kalash, Plot no. 55, Sector -
03, Karanjade Navi Mumbai ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  },

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"inputs": {
  "documentDate": "20/02/2018",
  "from": {
    "value": "Builder",
    "label": "Builder"
  },
  "Builder": "Shri. Kaushik Jagannath Joshi, Smt. Amita Kaushik Joshi as Joint
Builders Along with M/s. Satpanth Homes Private Limited",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mr. Narayan Dattu Patil & Mrs. Savitri Narayan Patil",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": "2150/2018"
},
"isHardCopy": false,
"displayStatus": true,
"id": "439581",
"path": "cases/66cdb336da840b1214ce860c/
document_1724756766537_1724756727099_Racpc_Sion_Narayan_Patil.pdf",
"fileName":
"document_1724756766537_1724756727099_Racpc_Sion_Narayan_Patil.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "23/09/2017",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " BP-12574/1993"
  },
  "isHardCopy": false,
  "displayStatus": false,
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"id": "991990",
"path": "cases/66cdb336da840b1214ce860c/document_1724917458437_OC.pdf",
"fileName": "document_1724917458437_OC.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "09/08/2017",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " P52000005044"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "582553",
  "path": "cases/66cdb336da840b1214ce860c/
document_1724917547922_RERA_Certificate.pdf",
  "fileName": "document_1724917547922_RERA_Certificate.pdf"
}
],
"caseNumber": "010865",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "717819",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Aug 27 2024 16:36:30 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Narayan Dattu Patil",
    "phone": "9819791378",
    "ownershipShare": "",
    "email": "",
    "id": "917413"
```

```
},
{
  "name": "Mrs. Savitri Narayan Patil",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "461436"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "7",
    "name": "Living Room",
    "length": "8.75",
    "length1": "8",
    "length2": "9",
    "width": "14.75",
    "width1": "14",
    "width2": "9",
    "totalArea": "129.06",
    "images": [],
    "finalArea": "129.06",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Passage",
    "length": "2.67",
    "length1": "2",
    "length2": "8",
    "width": "7.75",
    "width1": "7",
    "width2": "9",
    "totalArea": "20.67",
    "images": [],
    "extraAreas": [],
```

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"finalArea": "20.67"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Passage",
  "length": "1.00",
  "length1": "1",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "4.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "4.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "2.92",
  "width1": "2",
  "width2": "11",
  "totalArea": "10.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.69"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "4.83",
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"length1": "4",
"length2": "10",
"width": "3.83",
"width1": "3",
"width2": "10",
"totalArea": "18.53",
"images": [],
"extraAreas": [],
"finalArea": "18.53"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Kitchen",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "6.75",
  "width1": "6",
  "width2": "9",
  "totalArea": "46.69",
  "images": [],
  "finalArea": "46.69",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "8.92",
  "length1": "8",
  "length2": "11",
  "width": "10.08",
  "width1": "10",
  "width2": "1",
  "totalArea": "89.91",
  "images": [],
  "finalArea": "89.91",
  "extraAreas": []
}
```

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],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Flowered Area",
      "value": "Flowered_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "2.00",
    "length1": "2",
    "length2": "00",
    "width": "6.83",
    "width1": "6",
    "width2": "10",
    "totalArea": "13.67",
    "images": [],
    "extraAreas": [],
    "finalArea": "13.67",
    "percentageBeforeTotal": "13.67",
    "percentage": "100"
  },
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Flowered Area",
      "value": "Flowered_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "length": "2.00",
    "length1": "2",
    "length2": "00",
```



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"width": "10.00",
"width1": "10",
"width2": "00",
"totalArea": "20.00",
"images": [],
"extraAreas": [],
"finalArea": "20",
"percentageBeforeTotal": "20.00",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Terrace Area",
    "value": "Terrace_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "45.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "45",
  "percentageBeforeTotal": "45.00",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
```

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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "262951",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "440",
  "squareMeterArea": "40.88",
  "docFinalBuiltUp": "484",
  "docFinalBuiltUpSquareMeter": "44.968",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "585.00",
      "squareMeterArea": "54.35",
      "expectedRate": "12820.51",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "702.00",
      "squareMeterArea": "65.22",
      "expectedRate": "10683.76",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "66d023b90f117327db788305",
  "property": "Residential Flat",
  "area": "585",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
```

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"expectedPrice": "7500000",
"expectedRate": "12820.51",
"builtUpExpectedRate": "10683.76",
"image": "cases/66cdb336da840b1214ce860c/
indicator_1724916186199_Image.png",
"squareMeter": "54.35",
"id": "675251"
},
{
  "carpetArea": {
    "area": "586.00",
    "squareMeterArea": "54.44",
    "expectedRate": "13651.88",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "703.20",
    "squareMeterArea": "65.33",
    "expectedRate": "11376.56",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66d023b90f117327db788306",
  "property": "Residential Flat",
  "area": "586",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "8000000",
  "expectedRate": "13651.88",
  "builtUpExpectedRate": "11376.56",
  "image": "cases/66cdb336da840b1214ce860c/
indicator_1724916210080_Image.png",
  "squareMeter": "54.44",
  "id": "858515"
},
{
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"carpetArea": {
  "area": "440.00",
  "squareMeterArea": "40.88",
  "expectedRate": "11136.36",
  "percentage": ""
},
"builtUpArea": {
  "area": "528.00",
  "squareMeterArea": "49.05",
  "expectedRate": "9280.30",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printInReport": true,
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  "path": "cases/66cdb336da840b1214ce860c/processingDocuments/1724922358054_externallmg_1724904257627_IMG_20240829_082312.jpg",
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  "path": "cases/66cdb336da840b1214ce860c/processingDocuments/1724922358056_externallmg_1724904257633_IMG_20240829_082258.jpg",
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Kalash, Plot No. 55, Sector 03, Village - Karanjade (12.5% Scheme Plot), Taluka -
Panvel, District - Raigad, Navi Mumbai, PIN - 410 206, State - Maharashtra, India",
"updatedBy": "64cde526dc9f3034f3fefa49",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Narayan Dattu Patil ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"siteVisitContactNo": "9819791378",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Passage + Toilet +
Bathroom",
"carpetTotal": "319.55",
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"otherCarpetTotal": "78.67",
"buildingServicesRate": "2700",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 440.00",
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"landOtherRate": "9100",
"shopDetails": {
  "typeOfShops": {
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    "value": "Independent_Building"
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},
"roadFacing": false,
"mall": false
},
"otherCompositionBuiltUpTotal": "0.00",
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"builtupPercentage": "10",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 179.00\nCupboarded Area in Sq. Ft. =
24.00 \nEncl. Balcony Area in Sq. Ft. = 151.00\nFlowerbed Area in Sq. Ft.
42.00\nTerrace Area in Sq. Ft. = 44.00\n<br />\nAll the above areas are within 10% 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",
 "finalBuiltupArea": "438.04",
 "finalCarpetArea": "398.22",
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 "salablePercentage": "0",
 "siteMeasurementRemark": "Carpet Area in Sq. Ft. = 319.55\nFlowerbed Area in Sq. Ft. = 33.67\nTerrace Area in Sq. Ft. = 45.00\n
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 "leaseDate": ""
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}

Name	Length	Width	Total
Composition :			
Living Room	8'9"	14'9"	129.06
Passage	2'8"	7'9"	20.67
Passage	1'00"	4'00"	4.00
Toilet	3'8"	2'11"	10.69
Bathroom	4'10"	3'10"	18.53
Kitchen	6'11"	6'9"	46.69
Bedroom	8'11"	10'1"	89.91

Other
Composition :

Flowered Area	2'00"	6'10"	13.67
Flowered Area	2'00"	10'00"	20.00
Terrace Area	5'00"	9'00"	45.00