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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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    "RVDSValues": true,
    "proportionateValue": false
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Lalita ",
    "type": "CREDITOFFICER",
    "_id": "65000e71a8e9b70221dfa1f3",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "9820287285",
    "email": "Lalita@cosmosbank.in"
  },
  "fees": {
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    "expectedFees": 3227.327,
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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": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "type": "BRANCH",
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  "email": "dadar@cosmosbank.in",
  "mobileNo": "02224476018",
  "alternateMobileNo": "8369167372",
  "address": "Horizon Bldg.,1st Floor, Ranade Road & Gokhale Road, Dadar (West),
Mumbai - 400 028, State - Maharashtra, Country - India.",
  "ledgerName": "COSMOS BANK - DADAR",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
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"siteEngineer": {
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  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
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  "role": "MAKER+CHECKER",
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  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
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"lastName": "Acharya",
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"shortName": "JA",
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  "shortName": "VS",
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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",
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    ],
  },

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    "label": "Chartered Engineer"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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    {
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  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-09-05",
      "remark": "MANUAL_IN_TASK"
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  ]
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"marketAnalysisAndRemark": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "label": true
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  "key": "buildingName",
  "value": "Gokul Aangan (Bldg. No. 4) Co-op. Hsg. Soc. Ltd.",
  "label": false
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  "value": "",
  "label": false
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  "value": "B",
  "label": true
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  "label": true
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"key": "blockNo",
"value": "",
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"selectNo": {
  "status": true,
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  "key": "selectNo",
  "value": "B-02",
  "label": false
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  "label": true
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  "label": false
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  "key": "SRO",
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  "label": false
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  "value": "",
  "label": false
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  "label": false
}
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  "roof": {
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    "label": "R.C.C. slab"
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    "label": "Ceramic Tile Flooring"
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    "label": "Powder coated Aluminum sliding windows"
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  },
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"label": "Cement Plastering"
}
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Vasai Virar City Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
    "north": "Internal Road",
    "west": "Farming Land",
    "south": "'A' Wing of Gokul Aangan CHSL",
    "east": "Building NO. 3/A-B"
  },
  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
  },
  "unitBoundaries": {
    "asPerActual": {
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      "east": "Flat No. 001 & Staircase",
      "south": "Marginal Space / Wall of 'A' Wing",
      "west": "Marginal Space"
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    "asPerDocument": {
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      "east": "Flat No. 001 & Staircase",
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    "south": "Marginal Space / Wall of 'A' Wing",
    "west": "Marginal Space"
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"whichTheLocalityIsServed": {
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    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": true
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "(i.e. 1 BHK)",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not
verified.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "1. As per Agreement Built up area is 540.00 Sq. Ft. As per measurement
Carpet area is 401.48 Sq. Ft. The loading between Carpet to Built up is 35%. For the
purpose of valuation we have considered the area as per agreement and adjusted the
rate accordingly.<br />
2. Vacant flat on ground floor. Water logging problem during

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rainy season.",
  "depreciationPercentage": "46.50000000000001",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "6184",
  "depreciatedBuildingRate": "1283.9999999999998"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "59300",
  "landRate": "15500",
  "igrImage": "cases/66d1a1b6da840b1214d08d05/igr_1729575286361_Image.png",
  "squareMeterGuideLineRate": "59300.00",
  "squareFeetGuideLineRate": "5509.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "69",
  "rate": "4248.00",
  "squareMeterGuideLineRate": "45722.00",
  "squareFeetGuideLineRate": "4248.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Consumer No. 001690404024",
  "meterCardHolderName": "M/s. Suryoday Builders (Bldg. No. 4, Flat No. 2/B, Dewanman, Vasai Road, Manikpur)",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per VVCMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Vacant flat without proper maintenance"
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},
"marketability": {
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  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "1994",
    "fullDate": "1/1/1994"
  },
  "planningArea": {
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    "label": "Residential"
  },
  "typeOfStructure": {
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"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
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"label": "R.C.C. Foundation"
},
},
"qualityOfConstruction": {
"value": "Normal",
"label": "Normal"
},
},
"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
},
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"buildingSpecification": {
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"label": "Average"
},
},
"structuralSafety": {
"value": "Normal",
"label": "Normal"
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},
"protAgainstNatDis": {
"value": "Information_not_available",
"label": "Information not available"
},
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"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
},
"walls": {
"value": "1",
"label": "Yes"
},
},
"appearanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
},
"maintenanceOfTheBuilding": {
"value": "Normal",
"label": "Normal"
},
},
"maintenancelssues": {
"value": "0",
"label": "No"
}
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "29",
"ageOfBuilding": "31",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "540.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66d1a1b6da840b1214d08d05/
routeMap_1729584007456_Image.png",
    "routeLat": "19.394974",
    "routeLng": "72.823562",
    "stationName": "Vasai Road",
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"routeDistance": "2.4 km.",
"routeStation": {
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  "label": "Railway Station"
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},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "vd3l9q",
    "name": "vd3l9q",
    "image": "cases/66d1a1b6da840b1214d08d05/
routeMap_1729583851811_Image.png"
  }
],
"valuation": {
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    "costOfConstruction": "1296000.00",
    "depreciationPercentage": "46.50000000000001",
    "depreciatedCostOfConstruction": "602640.00",
    "totalFairMarketValue": "3339360.00"
  },
  "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",
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"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3942000.00",
"finalValue": "3942000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "datetime": "2025-02-15T12:37:35.988Z",
  "date": "Sat Feb 15 2025 12:37:36 GMT+0000 (Coordinated Universal Time)",
  "number": "2310598",
  "dayCount": "27",
  "monthCount": "248",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": ""
  }
}
```

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"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"fullBuildingRcc": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
}
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"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"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",
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"isHideFloor": true,
"status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "2293920.00",
  "selectedBuildUpValue": "540.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "671759e2b80efc7737fc2860",
      "name": "externalImg_1729583585963_externalImg_1725530586404_WhatsApp_I
mage_20240905_at_141219.jpeg",
      "path": "cases/66d1a1b6da840b1214d08d05/externalImg_1729583585963_extern
allImg_1725530586404_WhatsApp_Image_20240905_at_141219.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
      "status": false,
      "_id": "671759ee9415217725ec5fc0",
      "name": "externalImg_1729583598186_externalImg_1725530586425_WhatsApp_I
mage_20240905_at_141222_2.jpeg",
      "path": "cases/66d1a1b6da840b1214d08d05/externalImg_1729583598186_extern
allImg_1725530586425_WhatsApp_Image_20240905_at_141222_2.jpeg",
      "orientation": "portrait"
    }
  ]
},
],
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"externalPhotos": [
  {
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    "name": "externallmg_1729583585921_externallmg_1725530574917_WhatsApp_I
mage_20240905_at_141216.jpeg",
    "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583585921_extern
allmg_1725530574917_WhatsApp_Image_20240905_at_141216.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "671759e2b80efc7737fc285f",
    "name": "externallmg_1729583585925_externallmg_1725530574922_WhatsApp_I
mage_20240905_at_141219_1.jpeg",
    "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583585925_extern
allmg_1725530574922_WhatsApp_Image_20240905_at_141219_1.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [
  {
    "status": false,
    "_id": "671770939415217725ec75dc",
    "name": "externallmg_1729589394610_1.jpg",
    "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729589394610_1.jpg",
    "orientation": "portrait"
  }
],
"compositionImages": [
  {
    "status": false,
    "_id": "671759e2b80efc7737fc2862",
    "name": "Living Room",
    "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583585983_extern
allmg_1725530586409_WhatsApp_Image_20240905_at_141221_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "671759e2b80efc7737fc2864",
    "name": "Living Room",
    "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583586013_extern
allmg_1725530586425_WhatsApp_Image_20240905_at_141222_1.jpeg",
    "orientation": "portrait"
  }
]
```

```
    },
    {
      "status": false,
      "_id": "671759ee9415217725ec5fc2",
      "name": "Living Room",
      "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583598195_extern
allmg_1725530586427_WhatsApp_Image_20240905_at_141223_1.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "671759fafd024a772487e946",
      "name": "Living Room",
      "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583610154_extern
allmg_1725530586448_WhatsApp_Image_20240905_at_141225.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "671759fafd024a772487e947",
      "name": "Living Room",
      "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583610168_extern
allmg_1725530586448_WhatsApp_Image_20240905_at_141225_2.jpeg",
      "orientation": "portrait"
    }
  ]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "9734.00",
    "max": "11823.00"
  },
  "builtUpRateRange": {
    "min": "6953.00",
    "max": "8445.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"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
},
"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
},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"factorFavoringValue": {
  "additionValueDetails": [],
  "lessValueDetails": []
},
"taskStatus": {
  "SITE_INSPECTION": false,
  "RATE_VERIFY": false,
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"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": "540.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "66d1a1b6da840b1214d08d05",
"ownerName": "Shri. Yogesh Jivanlal Lakhani",
"ownerPhoneNo": "0000000000",
"appAddress": "flat no - B - 001, Gokul Aangan, Bldg no 4, village - Diwanman, Vasai
West ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "15/12/1994",
      "from": {
        "value": "Builder",
        "label": "Builder"
      }
    }
  }
]
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    },
    "Builder": "M/s. Suryodaya Builders",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Shri. Yogesh Lakhani",
    "number": {
      "value": "Registration_No",
      "label": "Registration No"
    },
    "Registration_No": "3628/2008"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "354637",
  "path": "cases/66d1a1b6da840b1214d08d05/document_1725014423704_1725014420812_Bright__4__Yogesh_Lakhani__B_002.pdf",
  "fileName": "document_1725014423704_1725014420812_Bright__4__Yogesh_Lakhani__B_002.pdf"
},
{
  "documentType": {
    "value": "60ae1255aa6d152c1801b32a",
    "label": "Declaration"
  },
  "inputs": {
    "documentDate": "07/04/2008",
    "remark": " by Mr. Yogesh J. Lakhani, Regn. No. 3628/2008"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "866752",
  "path": "cases/66d1a1b6da840b1214d08d05/document_1729587536479_Deed_of_Declaration.pdf",
  "fileName": "document_1729587536479_Deed_of_Declaration.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "15/10/1992",
    "remark": "issued by Diwanman Grampanchayat.",
    "number": {
```

```

    "value": "Consumer_No",
    "label": "Consumer No"
  },
  "Consumer_No": " 469-92/93"
},
"isHardCopy": false,
"displayStatus": true,
"id": "910097",
"path": "cases/66d1a1b6da840b1214d08d05/document_1729587677454_CC.pdf",
"fileName": "document_1729587677454_CC.pdf"
},
{
  "documentType": {
    "value": "60ae1249aa6d152c1801b2f1",
    "label": "Society Maintenance Bill"
  },
  "inputs": {
    "documentDate": "30/04/2024",
    "remark": " in the name of Mr. Yogesh Lakhani issued by Gokul Aangan (Bldg. No.
4) Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 15"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "985729",
  "path": "cases/66d1a1b6da840b1214d08d05/
document_1729587782091_Maintenance_Bill.pdf",
  "fileName": "document_1729587782091_Maintenance_Bill.pdf"
},
{
  "documentType": {
    "value": "60ae1249aa6d152c1801b2f3",
    "label": "Electricity Bill"
  },
  "inputs": {
    "documentDate": "28/08/2024",
    "number": {
      "value": "Consumer_No",
      "label": "Consumer No"
    },
    "Consumer_No": " 001690404024"
  },
}

```

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    "isHardCopy": false,
    "displayStatus": true,
    "id": "646482",
    "path": "cases/66d1a1b6da840b1214d08d05/
document_1729587825069_Electricity_Bill.pdf",
    "fileName": "document_1729587825069_Electricity_Bill.pdf"
  }
],
"caseNumber": "010948",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "484674",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Aug 30 2024 16:10:54 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Yogesh Jivanlal Lakhani",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": "",
    "id": "434481"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "315463",
    "name": "Living Room",
    "length": "8.92",
    "length1": "8",
    "length2": "11",
    "width": "15.92",
    "width1": "15",
    "width2": "11",
    "totalArea": "141.92",
    "images": [],
    "extraAreas": []
  }
]
```

```
"finalArea": "141.92"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "11.69",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.69"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bathroom",
  "length": "4.08",
  "length1": "4",
  "length2": "1",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
  "totalArea": "21.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "21.78"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "WC",
  "length": "3.92",
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"length1": "3",
"length2": "11",
"width": "2.83",
"width1": "2",
"width2": "10",
"totalArea": "11.10",
"images": [],
"extraAreas": [],
"finalArea": "11.10"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "13.58",
  "length1": "13",
  "length2": "7",
  "width": "9.33",
  "width1": "9",
  "width2": "4",
  "totalArea": "126.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "126.78"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Kitchen",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "12.17",
  "width1": "12",
  "width2": "2",
  "totalArea": "88.21",
  "images": [],
  "finalArea": "88.21",
  "extraAreas": []
}
```



```
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Built_Up",
    "squareMeterArea": "50.17",
    "totalAreaDocument": "540",
    "docBuiltpPercentage": "",
    "docFinalBUILTUp": "0.00",
    "docFinalBUILTUpSquareMeter": "0.00",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "793046"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "321.43",
      "squareMeterArea": "29.86",
      "expectedRate": "11822.17",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "450.00",
      "squareMeterArea": "41.81",
      "expectedRate": "8444.44",
      "percentage": "40"
    },
    "saleableArea": {
      "area": "0.00",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  {
    "carpetArea": {
      "area": "321.43",
      "squareMeterArea": "29.86",
      "expectedRate": "11822.17",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "450.00",
      "squareMeterArea": "41.81",
      "expectedRate": "8444.44",
      "percentage": "40"
    },
    "saleableArea": {
      "area": "0.00",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  }
],
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"printlnReport": true,
"_id": "67173aa3fd024a772487b53d",
"property": "Flat",
"area": "450",
"builtUpPercentage": "40",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "3800000",
"expectedRate": "11822.17",
"builtUpExpectedRate": "3800000",
"image": "cases/66d1a1b6da840b1214d08d05/
indicator_1729575163957_Image.png",
"squareMeter": "41.81",
"id": "887258"
},
{
  "carpetArea": {
    "area": "375.00",
    "squareMeterArea": "34.84",
    "expectedRate": "9733.33",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "48.77",
    "expectedRate": "6952.38",
    "percentage": "40"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "area": "525",
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  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Built_Up",
  "floor": "",
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"source": "Index_no.2",
"expectedPrice": "3650000.00",
"expectedRate": "9733.33",
"builtUpExpectedRate": "3650000.00",
"image": "cases/66d1a1b6da840b1214d08d05/
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"squareMeter": "48.77",
"id": "437998"
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{
"carpetArea": {
"area": "295.00",
"squareMeterArea": "27.41",
"expectedRate": "10169.49",
"percentage": ""
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"builtUpArea": {
"area": "413.00",
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"expectedRate": "0.00",
"percentage": ""
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"area": "413",
"builtUpPercentage": "40",
"saleablePercentage": "0",
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"floor": "",
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"expectedRate": "10169.49",
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"image": "cases/66d1a1b6da840b1214d08d05/
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}
}
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    "path": "cases/66d1a1b6da840b1214d08d05/
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    "orientation": "portrait"
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    "path": "cases/66d1a1b6da840b1214d08d05/
externallmg_1725530574896_WhatsApp_Image_20240905_at_141215_1.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "orientation": "portrait"
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    "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583585921_external
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    "name": "externalImg_1729583585963_externalImg_1725530586404_WhatsApp_I
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    "path": "cases/66d1a1b6da840b1214d08d05/externalImg_1729583585963_external
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image_20240905_at_141221_1.jpeg",
    "path": "cases/66d1a1b6da840b1214d08d05/externalImg_1729583585982_external
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    "path": "cases/66d1a1b6da840b1214d08d05/externalImg_1729583585983_external
Img_1725530586409_WhatsApp_Image_20240905_at_141221_2.jpeg",
    "orientation": "portrait"
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    "path": "cases/66d1a1b6da840b1214d08d05/externalImg_1729583585999_external
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    "orientation": "portrait"
  },
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  "orientation": "portrait"
},
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  "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583598192_external
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  "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583598195_external
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    "path": "cases/66d1a1b6da840b1214d08d05/externalImg_1729583598242_external
Img_1725530586430_WhatsApp_Image_20240905_at_141223.jpeg",
    "orientation": "portrait"
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    "name": "externalImg_1729583598268_externalImg_1725530586440_WhatsApp_I
mage_20240905_at_141224_1.jpeg",
    "path": "cases/66d1a1b6da840b1214d08d05/externalImg_1729583598268_external
Img_1725530586440_WhatsApp_Image_20240905_at_141224_1.jpeg",
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mage_20240905_at_141224_2.jpeg",
    "path": "cases/66d1a1b6da840b1214d08d05/externalImg_1729583598280_external
Img_1725530586446_WhatsApp_Image_20240905_at_141224_2.jpeg",
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    "path": "cases/66d1a1b6da840b1214d08d05/externalImg_1729583610147_external
Img_1725530586447_WhatsApp_Image_20240905_at_141224.jpeg",
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lmg_1725530586447_WhatsApp_Image_20240905_at_141225_1.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "671759fafd024a772487e946",
  "name": "externallmg_1729583610154_externallmg_1725530586448_WhatsApp_I
mage_20240905_at_141225.jpeg",
  "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583610154_external
lmg_1725530586448_WhatsApp_Image_20240905_at_141225.jpeg",
  "orientation": "portrait"
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mage_20240905_at_141225_2.jpeg",
  "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583610168_external
lmg_1725530586448_WhatsApp_Image_20240905_at_141225_2.jpeg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "671759fafd024a772487e948",
  "name": "externallmg_1729583610172_externallmg_1725530586449_WhatsApp_I
mage_20240905_at_141226.jpeg",
  "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583610172_external
lmg_1725530586449_WhatsApp_Image_20240905_at_141226.jpeg",
  "orientation": "landscape"
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  "name": "externallmg_1729583610185_externallmg_1725530586449_WhatsApp_I
mage_20240905_at_141226_1.jpeg",
  "path": "cases/66d1a1b6da840b1214d08d05/externallmg_1729583610185_external
lmg_1725530586449_WhatsApp_Image_20240905_at_141226_1.jpeg",
```



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"orientation": "portrait"
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"externalDocuments": [],
"processingDocuments": [
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    "createdAt": "Tue Oct 22 2024 05:37:45 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1729575463639_Elct_Bill.pdf",
    "path": "cases/66d1a1b6da840b1214d08d05/
processingDocuments/1729575463639_Elct_Bill.pdf",
    "size": "67772",
    "createdAt": "Tue Oct 22 2024 05:37:45 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1729575463667_igr1.pdf",
    "path": "cases/66d1a1b6da840b1214d08d05/
processingDocuments/1729575463667_igr1.pdf",
    "size": "153541",
    "createdAt": "Tue Oct 22 2024 05:37:45 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
    "originalname": "igr2.pdf",
    "filename": "1729575463696_igr2.pdf",
    "path": "cases/66d1a1b6da840b1214d08d05/
processingDocuments/1729575463696_igr2.pdf",
    "size": "168741",
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"createdAt": "Tue Oct 22 2024 05:37:45 GMT+0000 (Coordinated Universal Time)",
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},
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  "filename": "1729575463723_igr3.pdf",
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  "size": "153352",
  "createdAt": "Tue Oct 22 2024 05:37:45 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
{
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  "path": "cases/66d1a1b6da840b1214d08d05/
processingDocuments/1729575463768_Maint_Bill.pdf",
  "size": "19860",
  "createdAt": "Tue Oct 22 2024 05:37:45 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
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  "path": "cases/66d1a1b6da840b1214d08d05/
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  "size": "757870",
  "createdAt": "Tue Oct 22 2024 05:37:45 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
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  "filename": "1729575464170_Summary__002.xlsx",
  "path": "cases/66d1a1b6da840b1214d08d05/
processingDocuments/1729575464170_Summary__002.xlsx",
  "size": "1923139",
  "createdAt": "Tue Oct 22 2024 05:37:45 GMT+0000 (Coordinated Universal Time)",
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},
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  "path": "cases/66d1a1b6da840b1214d08d05/
processingDocuments/1729588926768_Google_Loction.jpeg",
  "size": "117650",
  "createdAt": "Tue Oct 22 2024 09:22:06 GMT+0000 (Coordinated Universal Time)",
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"uploadedBy": "60f91b6f344e052188ffd1fc"
},
{
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  "filename": "1729588926783_Site_Details.jpeg",
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processingDocuments/1729588926783_Site_Details.jpeg",
  "size": "148300",
  "createdAt": "Tue Oct 22 2024 09:22:06 GMT+0000 (Coordinated Universal Time)",
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},
{
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  "filename": "1729588926798_Sketch__Diamention.jpeg",
  "path": "cases/66d1a1b6da840b1214d08d05/
processingDocuments/1729588926798_Sketch__Diamention.jpeg",
  "size": "97259",
  "createdAt": "Tue Oct 22 2024 09:22:06 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
}
],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
  {
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      "role": "MAKER",
      "firstName": "Pradnya ",
      "lastName": "Rasam",
      "profilePhoto": "users/62fe044a48a26047e6552796/
profilePhoto_1668056250324_WhatsApp_Image_20221110_at_102500_AM.jpeg"
    },
    "workType": "MAKER",
    "display": true,
    "status": true,
    "_id": "66da7ec8f2721b47e8e3088c",
    "note": "Collateral property.. ",
    "taskId": "66d981df00f75047be61a433",
    "createdAt": "2024-09-06T04:02:16.770Z"
  },
  {
    "createdBy": {
      "_id": "5fc78e26625ecd20ec1f88e9",
      "role": "MAKER+CHECKER",
      "firstName": "Vaishali",

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    "lastName": "Sarmalkar",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
  "_id": "66e3acd88e4fd6c8ff59d5e5",
  "note": "9 cases - 3 cases still pending for visit",
  "taskId": "66d2d3024e5e7347bd0c3beb",
  "createdAt": "2024-09-13T03:09:12.807Z"
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  "createdBy": {
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    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "lastName": "Sarmalkar",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
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  },
  "workType": "RATE_VERIFY",
  "display": true,
  "status": true,
  "_id": "66e3acdeeff259c8fe6e5e7d",
  "note": "9 cases - 3 cases still pending for visit",
  "taskId": "66d2d3024e5e7347bd0c3beb",
  "createdAt": "2024-09-13T03:09:18.214Z"
},
{
  "createdBy": {
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    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "lastName": "Sarmalkar",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
  "workType": "CHECKER",
  "display": true,
  "status": true,
  "_id": "6763e686fe1fd12ff213bded",
  "note": "Issue in value",
  "taskId": "671771c8b80efc7737fc479f",
  "createdAt": "2024-12-19T09:25:26.666Z"
}
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"createdAt": "2024-08-30T10:40:54.399Z",
"updatedAt": "2025-02-17T09:59:48.654Z",
"__v": 0,
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  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. B-02, Ground Floor, Building No 04, Wing - B,
Gokul Aangan (Bldg. No. 4) Co-op. Hsg. Soc. Ltd., Krishna Township, Village -
Diwanman, Taluka - Vasai, District - Palghar, Vasai Road (West), PIN - 401 202, State -
Maharashtra, India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "62723addafd7d55eddeddfe4",
"contactPersonName": "Mr. Shashikant Raut",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Agent",
"siteVisitContactNo": "9970612900",
"buildingServicesRate": "2400",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 540.00",
"flatRate": "7300",
"landOtherRate": "4900",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"reportGeneratedDate": "Tue Oct 22 2024 07:44:13 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-09-05",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + Bathroom +
WC",
"carpetTotal": "401.47999999999996",
"otherCarpetTotal": "0.00",
"builtupPercentage": "20",
```

```

"finalBuiltupArea": "481.78",
"finalCarpetArea": "401.48",
"finalSalableArea": "481.78",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Living Room	8'11"	15'11"	141.92
Passage	4'3"	2'9"	11.69
Bathroom	4'1"	5'4"	21.78
WC	3'11"	2'10"	11.10
Bedroom	13'7"	9'4"	126.78
Kitchen	7'3"	12'2"	88.21

Other
Composition :
