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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
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  "leadFrom": {
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  "purposeOfValuation": {
    "value": "Housing_Loan",
    "label": "Housing Loan"
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
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    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "640c611e4dda382753e6d1c3"
    },
    "firstName": "Arpit",
    "type": "CREDITOFFICER",
    "_id": "64abb2ae06d6ec174985924c",
    "lastName": "Porwal",
    "mobileNo": "",
    "workMobileNo": "9920388639",
    "email": "arpitp@unionbankofindia.com"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
  },
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Union Bank of India",
  "displayName": "Union Bank of India",
  "initial": "UBI",
  "remark": "Temp",
  "status": true
},
"branch": {
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  "name": "A B ROAD KHAJRANA\t",
  "branchCode": "",
  "mobileNo": "7312552170\t",
  "alternateMobileNo": "",
  "email": "khajrana@unionbankofindia.com",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Road No two Ab Road Indore 452018"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "63f9cfe2ce84bf289ba97330",
  "zoneName": "North Zone"
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"staff": {
  "pickupPerson": null,
  "siteEngineer": {
    "type": "EMPLOYEE",
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"_id": "60f9462345132d6a6bddb9d5",
"role": "SITEENGINEER",
"firstName": "Dashrath ",
"email": "dasrat.jaiswar1234@gmail.com",
"lastName": "Jaiswar",
"mobileNo": "9987305468",
"designation": "",
"shortName": "DFJ",
"workWithDocumentMaker": ""
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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",
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"maker": {
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"role": "MAKER",
"firstName": "Pradnya ",
"email": "pradnya@vastukala.org",
"lastName": "Rasam",
"mobileNo": "9529385821",
"designation": "",
"shortName": "PR",
"workWithDocumentMaker": "60f9147bf3dd69653a591e8c",
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},
"checker": {
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"_id": "64cde526dc9f3034f3fefa49",
"role": "FRONTDESK",
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"lastName": "Jadhav",
"mobileNo": "7738144625",
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    "label": "Registered Valuer"
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  "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
"workWithDocumentMaker": "",
"profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
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"clientType": {
  "value": "BANK",
  "label": "BANK"
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"location": {
  "latitude": "19.038519888258122",
  "longitude": "72.87812241128924"
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"geo": {
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  "coordinates": [
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"siteVisit": {
  "siteVisitStatus": true,
  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2024-09-04",
      "remark": ""
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      "dateTime": "2024-09-04",
      "remark": "MANUAL_IN_TASK"
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"schedule": [],
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"externalReportDetails": {
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"finalMeasurementType": "Sq. Ft.",
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"value": "Saltpan Division ",
"label": true
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"floorNo": {
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"label": true
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"district": {
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  "value": "Mumbai ",
  "label": true
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"city": {
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  "key": "city",
  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "value": "",
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"street2": {
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  "name": "Street 2",
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  "value": "Saltpan Road, Near Wadala Truck Terminals",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "label": true
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"projectName": {
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  "name": "Project Name",
  "key": "projectName",
  "value": "New Cuffe Parade, Block - C",
  "label": false
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"oldSurveyNumber": {
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  "name": "Old Survey No.",
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hisNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
  "key": "CTSNo",
  "value": "8(Part)",
  "label": true
},
"blockNo": {
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "1604",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
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  "label": false
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"mouza": {
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  "key": "mouza",
  "value": "",
  "label": true
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 400 022",
  "label": false
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    "value": "Wadala",
    "label": false
  }
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
    "value": "Cement_Plastering_+_POP_Finish",
    "label": "Cement Plastering + POP Finish"
  }
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"general": {
  "ownership": {
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    "label": "Sole Ownership"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Mumbai_Metropolitan_Region_Development_Authority",
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"label": "Mumbai Metropolitan Region Development Authority"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
},
"asPerActualAgreement": {
  "north": "Internal Road",
  "west": "Internal Road",
  "south": "Lodha Enchante ",
  "east": "Sewri - Chembur Road "
},
"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Marginal Space ",
    "east": "Marginal Space ",
    "south": "Lift",
    "west": "Flat No. 1603"
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
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  },
  "privateCars": {
    "title": "Private Cars"
  }
}
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},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received may be
assumed that the construction is as per sanctioned plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
"actualBuildingBoundaries": [],
"documentsBuildingBoundaries": []
},
"compositeRate": {
"remark": "",
"depreciationPercentage": "10.5",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"buildingServicesDepreciatedRate": "262.5",
"depreciatedCostOfConstruction": "36737.50",
"depreciatedBuildingRate": "2237.5"
},
"igrRate": {
"propertyName": "Residential Flat",
"rate": "205810",
"landRate": "88690",
"igrImage": "cases/66d709e000f75047be60a730/igr_1726212792973_Image.png",
"squareMeterGuideLineRate": "226391.00",
"squareFeetGuideLineRate": "21032.00"
},
"igrFinalRate": {
"floorRatePercentage": "10",
"depreciationPercentage": "93",
"rate": "20137.00",
"squareFeetGuideLineRate": "20137.00",
"squareMeterGuideLineRate": "216752.00"
},
"outgoingDetail": {
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"value": "Medium",
"label": "Medium"
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"propertyTypeOfUseList": {
"value": "Residential_Purpose",
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"label": "Residential Purpose"
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"propertyOccupiedByList": {
  "value": "Tenant_Occupied",
  "label": "Tenant 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": "Mrs. Geetanjali Mittal<br />Occupied Since - Last 4 Years ",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Along with Two Car Parking Spaces",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  }
}
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},
"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": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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},
"walls": {
  "value": "1",
  "label": "Yes"
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "3",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "43",
"flatFloorNo": "16",
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"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "1463.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66d709e000f75047be60a730/
routeMap_1726222500946_Image.png",
    "routeLat": "19.037778",
    "routeLng": "72.878111",
    "stationName": "Wadala",
    "routeDistance": "800 Mtrs.",
    "routeStation": {
      "value": "Monorail",
      "label": "Monorail"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "icha9j",
    "name": "icha9j",
    "image": "cases/66d709e000f75047be60a730/
routeMap_1726222394759_Image.png"
  }
]
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"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": ""
  }
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"depreciatedCostOfConstruction": "",
"totalFairMarketValue": ""
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"wardrobesRate": "0",
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"wardrobesQty": "0",
"showcasesQty": "0",
"showcasesRate": "0",
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"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "2",
"othersRate": "1200000",
"totalothersRate": "2400000",
"finaltotal": "51261540.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "95",
"bookValue": "0",
"finalValue": "48861540.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Fri Sep 13 2024 16:22:46 GMT+0530 (India Standard Time)",
  "number": "2308162",
  "dayCount": "15",
  "monthCount": "168",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"rateVerify": {
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"status": false
},
"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": {
    "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": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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  "externalPlastering": {
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"label": "External Plastering",
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"percentage": "0.00",
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"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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"flooringTillingKitchenPlatform": {
"label": "Flooring, Tilling, 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,
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"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
},
"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": "29460431.00",
  "selectedBuildUpValue": "1463.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "66d85e9a807b2347dd5b6d44",
      "name": "externalImg_1725456024162_1725456021374_image_1.jpeg",
      "path": "cases/66d709e000f75047be60a730/
externalImg_1725456024162_1725456021374_image_1.jpeg",
      "orientation": "portrait"
    }
  ]
}
```

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],
"selfieWithSiteVisitImages": [],
"externalPhotos": [
  {
    "status": false,
    "_id": "66d85e81433b95fe09e31fc1",
    "name": "externallmg_1725455998468_1725455993833_image_2.jpeg",
    "path": "cases/66d709e000f75047be60a730/
externallmg_1725455998468_1725455993833_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d85e81433b95fe09e31fc2",
    "name": "externallmg_1725455998576_1725455993833_image_3.jpeg",
    "path": "cases/66d709e000f75047be60a730/
externallmg_1725455998576_1725455993833_image_3.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d85e81433b95fe09e31fbf",
    "name": "externallmg_1725455998073_1725455993833_image_0.jpeg",
    "path": "cases/66d709e000f75047be60a730/
externallmg_1725455998073_1725455993833_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d85e81433b95fe09e31fc6",
    "name": "externallmg_1725455999095_1725455993833_image_7.jpeg",
    "path": "cases/66d709e000f75047be60a730/
externallmg_1725455999095_1725455993833_image_7.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d85e81433b95fe09e31fc8",
    "name": "externallmg_1725455999420_1725455993833_image_9.jpeg",
    "path": "cases/66d709e000f75047be60a730/
externallmg_1725455999420_1725455993833_image_9.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d85e81433b95fe09e31fcc",
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    "name": "externallmg_1725456000037_1725455993833_image_13.jpeg",
    "path": "cases/66d709e000f75047be60a730/
externallmg_1725456000037_1725455993833_image_13.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d85e81433b95fe09e31fd1",
    "name": "externallmg_1725456001128_1725455993833_image_18.jpeg",
    "path": "cases/66d709e000f75047be60a730/
externallmg_1725456001128_1725455993833_image_18.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d85e9a807b2347dd5b6d44",
    "name": "externallmg_1725456024162_1725456021374_image_1.jpeg",
    "path": "cases/66d709e000f75047be60a730/
externallmg_1725456024162_1725456021374_image_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66d85e81433b95fe09e31fc4",
    "name": "externallmg_1725455998887_1725455993833_image_5.jpeg",
    "path": "cases/66d709e000f75047be60a730/
externallmg_1725455998887_1725455993833_image_5.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "29411.00",
    "max": "41897.00"
  },
  "builtUpRateRange": {
    "min": "26740.00",
    "max": "38089.00"
  },
  "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",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "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
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  "kitchenArrangements": {
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    "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",
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"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
}
},
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"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "true",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "1330.00",
"empanelmentNo": [
  "ROS:ADV:/033:008:2021-22"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66d709e000f75047be60a730",
"ownerName": "Rohit Badlani",
"ownerPhoneNo": "0000000000",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "9009699966",
"contactPersonName": "Mrs. Geetanjali Mittal",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Mr. Rohit Badlani",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": ""
  }
]
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"id": "340199"
}
],
"caseReferredBy": "6006d4ce5080a310ac1fdcf2",
"relationWithOwner": "Tenant ",
"fullAddress": "Residential Flat No. 1604, 16th Floor, Wing - A, Tower - C6, Lodha
Elisium, New Cuffe Parade, Block - C, Saltpan Road, Near Wadala Truck Terminals,
Village - Saltpan Division , Wadala, District - Mumbai , PIN - 400 022, State -
Maharashtra, Country - India",
"remark": "",
"documents": [
{
"documentType": {
"value": "60ae1246aa6d152c1801b2e4",
"label": "Index- II"
},
"inputs": {
"documentDate": "22/12/2020",
"from": {
"value": "Seller",
"label": "Seller"
},
"to": {
"value": "Purchasers",
"label": "Purchasers"
},
"Purchasers": "Mr. Rohit Badlani",
"number": {
"value": "No",
"label": "No"
},
"No": "10213 / 2020"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1726214905426_397014.pdf",
"path": "cases/66d709e000f75047be60a730/
document_1726214905426_397014.pdf",
"id": "267500",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Sep 13 2024 13:38:25 GMT+0530 (India Standard Time)"
},
{
"documentType": {
"value": "60ae1246aa6d152c1801b2e5",
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"label": "Allotment Letter"
},
"inputs": {
  "documentDate": "09/10/2020",
  "from": {
    "value": "Developers",
    "label": "Developers"
  },
  "Developers": "Mr. Naozer Dalal & Mrs. Huzaan N. Dalal",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Mr. Rohit Badlani"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1726215340776_469556.pdf",
"path": "cases/66d709e000f75047be60a730/
document_1726215340776_469556.pdf",
"id": "483516",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Sep 13 2024 13:45:40 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "08/06/2017",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "TCP / WTT / Block - C / CC / Vol - X / 1153 / 2017"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1726218013719_379756.pdf",
  "path": "cases/66d709e000f75047be60a730/
document_1726218013719_379756.pdf",
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"id": "657556",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Sep 13 2024 14:30:13 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "29/05/2019",
    "nameOfApprovingAuthority": {
      "value": "Mumbai_Metropolitan_Region_Development_Authority",
      "label": "Mumbai Metropolitan Region Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "T & CP / WTT / Block - C / CC / Vol - XV / 548 / 2019"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1726218130375_aGREEMENT.pdf",
  "path": "cases/66d709e000f75047be60a730/
document_1726218130375_aGREEMENT.pdf",
  "id": "620347",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Sep 13 2024 14:32:10 GMT+0530 (India Standard Time)"
}
],
"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "",
"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "011034",
"createdBy": "6006d4ce5080a310ac1fd2",
"caseHistory": [
  {
    "id": "521705",
    "title": "Create Case",
    "description": "Create Case",
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"datetime": "Tue Sep 03 2024 18:36:40 GMT+0530 (India Standard Time)"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Bedroom",
  "length": "151.00",
  "length1": "151",
  "length2": "0",
  "width": "1.00",
  "width1": "1",
  "width2": "0",
  "totalArea": "151.00",
  "images": [],
  "finalArea": "151.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "121.00",
  "length1": "121",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "121.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "121.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

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},
  "id": "2",
  "name": "Toilet",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "36.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.17"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "4.75",
  "length1": "4",
  "length2": "9",
  "width": "7.92",
  "width1": "7",
  "width2": "11",
  "totalArea": "37.60",
  "images": [],
  "extraAreas": [],
  "finalArea": "37.60"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "31.00",
  "length1": "31",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "31.00",
```

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"images": [],
"extraAreas": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "_id": "66e404b98e4fd6c8ff5a44f8",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "62.00",
    "length1": "62",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "62.00"
  }
],
"finalArea": "93"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "7.92",
  "width1": "7",
  "width2": "11",
  "totalArea": "79.17",
  "images": [],
  "extraAreas": [],
  "finalArea": "79.17"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Store Room",
```



```
"length": "23.00",
"length1": "23",
"length2": "00",
"width": "1.00",
"width1": "1",
"width2": "00",
"totalArea": "23.00",
"images": [],
"extraAreas": [],
"finalArea": "23.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Living Room",
  "length": "318.00",
  "length1": "318",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "318.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "318.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Pooja Room",
  "length": "7.50",
  "length1": "7",
  "length2": "6",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "26.25",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.25"
```

```
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Bedroom",
  "length": "153.08",
  "length1": "153",
  "length2": "1",
  "width": "1.00",
  "width1": "1",
  "width2": "0",
  "totalArea": "153.08",
  "images": [],
  "extraAreas": [],
  "finalArea": "153.08"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "10",
  "name": "Toilet",
  "length": "7.17",
  "length1": "7",
  "length2": "2",
  "width": "5.92",
  "width1": "5",
  "width2": "11",
  "totalArea": "42.40",
  "images": [],
  "extraAreas": [],
  "finalArea": "42.40"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Balcony Area",
```

```
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "162.00",
  "length1": "162",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "162.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "162",
  "percentageBeforeTotal": "162.00",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Dry Balcony Area",
    "value": "Dry_Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "26.00",
  "length1": "26",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "26.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "26",
  "percentageBeforeTotal": "26.00",
  "percentage": "100"
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```
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1246aa6d152c1801b2e4",
      "label": "Index- II"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "605071",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "1330",
    "squareMeterArea": "123.56",
    "docFinalBuiltUp": "1463",
    "docFinalBuiltUpSquareMeter": "135.916",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "1116.00",
      "squareMeterArea": "103.68",
      "expectedRate": "40322.58",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1227.60",
      "squareMeterArea": "114.05",
      "expectedRate": "36656.89",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
]
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"printlnReport": true,
"_id": "66e3eaec8e4fd6c8ff5a256f",
"property": "Residential Flat",
"area": "1116",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "45000000",
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```



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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
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= 162.00\nDry Balcony Area in Sq. Ft. = 26.00\n\n",
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"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 3 Toilet + Passage +
Store Room + Pooja Room",
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Name	Length	Width	Total
Composition :			
Bedroom	151'0"	1'0"	151.00
Bedroom	121'00"	1'00"	121.00
Toilet	4'8"	7'9"	36.17
Toilet	4'9"	7'11"	37.60
Passage	31'00"	1'00"	31.00
Kitchen	10'00"	7'11"	79.17
Store Room	23'00"	1'00"	23.00
Living Room	318'00"	1'00"	318.00
Pooja Room	7'6"	3'6"	26.25
Bedroom	153'1"	1'0"	153.08
Toilet	7'2"	5'11"	42.40
Other Composition :			
Balcony Area	162'00"	1'00"	162.00
Dry Balcony Area	26'00"	1'00"	26.00