

```
{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
    "amalgamated": false,
    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
  },
  "purposeOfValuation": {
    "value": "Bank_Loan",
    "label": "Bank Loan"
  },
  "masterTypeOfPurpose": {
    "value": "Non_SARFAESI",
    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856b99c"
    },
    "firstName": "Sudhir",
    "type": "CREDITOFFICER",
    "_id": "66a21fc81b03a77e0e1799d1",
    "email": "sudhir.raut@cosmosbank.in",
    "lastName": "Raut",
    "mobileNo": "",
    "workMobileNo": "8355848857"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": "0"
  },
}
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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": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "5fc6c33c74d12c494856b99c",
  "branchCode": "000011",
  "type": "BRANCH",
  "name": "Dadar Branch ",
  "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"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
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  "zoneName": "Mumbai & Aurangabad Zone"
},
"staff": {
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"type": "EMPLOYEE",
  "_id": "62723addafd7d55eddeddfe4",
  "role": "PICKUPPERSON",
  "firstName": "Ramkrishna ",
  "email": "rampatakar1991@gmail.com",
  "lastName": "Patkar",
  "mobileNo": "7045746060",
  "shortName": "RP",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/62723addafd7d55eddeddfe4/
profilePhoto_1668056044525_WhatsApp_Image_20221110_at_102139_AM.jpeg"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "60f9343b45132d6a6bdd96e8",
  "role": "SITEENGINEER",
  "firstName": "Rajesh",
  "email": "rajeshb.ghadi@gmail.com",
  "lastName": "Ghadi",
  "mobileNo": "8652092666",
  "designation": "",
  "shortName": "RHG",
  "workWithDocumentMaker": ""
},
"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
  "email": "pradnya@vastukala.org",
  "lastName": "Rasam",
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    "designation": "",
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  },
  "checker": {
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    "_id": "5fc78e26625ecd20ec1f88e9",
    "role": "MAKER+CHECKER",
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    "email": "v.sarmalkar@vastukala.org",
    "lastName": "Sarmalkar",
    "mobileNo": "9004437379",
    "shortName": "VS",
    "workWithDocumentMaker": "1",
    "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\
\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
    "designation": ""
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    {
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        {
          "value": "IBBI/RV/07/2018/10366",
          "label": "Registered Valuer"
        }
      ],
      "type": "EMPLOYEE",
      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
      "designation": "Registered Valuer",
      "registrationNo": [
        {
          "title": {
            "label": "IBBI"
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          "_id": "60af80072ffdf65bcd658651",
          "number": "IBBI/RV/07/2018/10366"
        }
      ],
      {
        "title": {

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    "value": "FIIV",
    "label": "FIIV"
  },
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},
{
  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
  },
  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
},
{
  "title": {
    "value": "Registered_Valuer",
    "label": "Registered Valuer"
  },
  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
}
],
"shortName": "MBC",
"workWithDocumentMaker": "",
"profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
"clientType": {
  "value": "BANK",
  "label": "BANK"
},
"location": {
  "latitude": "18.89984930652166",
  "longitude": "72.98278171183854"
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"geo": {
  "type": "Point",
  "coordinates": [
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"siteVisit": {
  "siteVisitStatus": true,
  "schedule": [
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      "dateTime": "4/09/2024 05:58 pm"
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    {
      "dateTime": "4/09/2024 12:00 am"
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    {
      "dateTime": "4/09/2024 12:00 am"
    },
    {
      "dateTime": "4/09/2024 12:00 am"
    }
  ],
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-09-26",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
},
"compositionFlatType": {
  "value": "1BHK",
  "label": "1 BHK"
},
"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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  "state": {
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    "label": true
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  "country": {
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"status": true,
"name": "Country",
"key": "country",
"value": "Country - India",
"label": false
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  "key": "village",
  "value": "Uran Dronagiri",
  "label": true
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  "key": "floorNo",
  "value": "11",
  "label": false
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  "name": "Building No",
  "key": "buildingNo",
  "value": "L07",
  "label": true
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  "key": "district",
  "value": "Raigad",
  "label": true
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"city": {
  "status": true,
  "name": "City",
  "key": "city",
  "value": "Navi Mumbai ",
  "label": false
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  "status": false,
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  "key": "tahasilNo",
  "value": "",
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"label": true
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"taluka": {
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  "key": "taluka",
  "value": "Uran ",
  "label": true
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"plotNo": {
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  "name": "Plot No.",
  "key": "plotNo",
  "value": "01, Sector - 11",
  "label": true
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  "status": true,
  "name": "Building Name",
  "key": "buildingName",
  "value": "Mass Housing Scheme (LIG)",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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  "status": false,
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"name": "Landmark",
"key": "landmark",
"value": "",
"label": false
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"wing": {
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "name": "Hissa No.",
  "key": "hissaNo",
  "value": "",
  "label": true
},
"CTSNo": {
  "status": false,
  "name": "CTS No.",
  "key": "CTSNo",
  "value": "",
  "label": true
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  "name": "Block No",
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  "value": "",
  "label": true
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  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "1104",
  "label": false
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
},
"mouza": {
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "name": "Police Station(P.S)",
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"key": "policeStation",
"value": "",
"label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 400 702",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Wooden_frame_openable_widow_with_M._S._Grill",
    "label": "Wooden frame openable widow with M. S. Grill"
  },
  "fittings": {
    "value":
"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"
}
},
"general": {
  "ownership": {
    "value": "Joint_Ownership",
    "label": "Joint Ownership"
  },
  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "CIDCO",
    "label": "CIDCO"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Building No. L02",
    "west": "Building No. L06",
    "south": "Road ",
    "east": "Building No. L08"
  },
  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "Passage ",
      "east": "Flat No. 1103",
      "south": "Marginal Space ",
      "west": "Marginal Space "
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```

    },
    "asPerDocument": {
      "north": "Details not available ",
      "east": "Details not available ",
      "south": "Details not available ",
      "west": "Details not available "
    },
    "isDisplay": false,
    "title": "Boundaries of The Flat"
  },
  "whichTheLocalityIsServed": {
    "buses": {
      "title": "Buses",
      "status": true
    },
    "taxies": {
      "title": "Taxies",
      "status": true
    },
    "auto": {
      "title": "Auto",
      "status": true
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan",
  "approvePlanVerified": "N.A",
  "empanelledOfApprovePlan": "N.A",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "classOfSanitary": {
    "value": "ordinary",
    "label": "Ordinary"
  },
  "compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 385.00 Sq. Ft (Including

```

Cupboard & Nich Area) is more than Carpet area 321.00 Sq. Ft. mentioned in the documents provided to us. We have considered area mentioned in the documents. ",

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"depreciationPercentage": "",
"depreciationRatioOfBuilding": "",
"salvageValue": "",
"depreciatedCostOfConstruction": "",
"depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "21300",
  "landRate": "1780",
  "igrImage": "cases/66d8543c00f75047be6130dc/igr_1727409921690_Image.png",
  "squareMeterGuideLineRate": "23430.00",
  "squareFeetGuideLineRate": "2177.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "95",
  "rate": "2076.00",
  "squareFeetGuideLineRate": "2076.00",
  "squareMeterGuideLineRate": "22348.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "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 CIDCO norms",
  "tenantName": "Miss. Nutan Rai<br />Occupied Since - Last 1 Year",
  "maintenanceOfFlat": "Good "
```

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},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "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": "Open Car Parking Space ",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2021",
    "fullDate": "1/1/2021"
  },
  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
  "typeOfStructure": {
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"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
},
},
"qualityOfConstruction": {
"value": "Good",
"label": "Good"
},
},
"materialUsedList": {
"value": "Good",
"label": "Good"
},
},
"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
},
"structuralSafety": {
"value": "Good",
"label": "Good"
},
},
"protAgainstNatDis": {
"value": "Good",
"label": "Good"
},
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
},
"walls": {
"value": "1",
"label": "Yes"
},
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
},
"maintenancelssues": {
"value": "1",
"label": "Yes"
}
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},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "As_per_Possession_Receipt",
  "label": "As per Possession Receipt"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "11",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "353.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66d8543c00f75047be6130dc/
routeMap_1727689207887_Image.png",
    "routeLat": "18.896343",
    "routeLng": "72.981740",
    "stationName": "Nhava Sheva ",
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"routeDistance": "1.00 Km. ",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "xw1gh9",
    "name": "xw1gh9",
    "image": "cases/66d8543c00f75047be6130dc/
routeMap_1727689007636_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "882500.00",
    "depreciationPercentage": "0",
    "depreciatedCostOfConstruction": "0.00",
    "totalFairMarketValue": "3210000.00"
  },
  "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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"totalinteriorDecorationsRate": "0",
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"totalelectricityDepositsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3210000.00",
"finalValue": "3210000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
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"outward": {
  "status": true,
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  "date": "Mon Sep 30 2024 16:58:09 GMT+0530 (India Standard Time)",
  "number": "2308448",
  "dayCount": "19",
  "monthCount": "454",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
```

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"isHideFloor": false,
"status": false
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"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
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"window": {
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"label": "Window",
"floorsCompleted": "",
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"status": false
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"flooringTilingKitchenPlatform": {
"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"internalPainting": {
"label": "Internal Painting",
"floorsCompleted": "",
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"isHideFloor": false,
"status": false
},
"externalPainting": {
"label": "External Painting",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"electrificationPlumbingSanitaryInstallation": {
"label": "Electrification, Plumbing, Sanitary Installation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"liftInstallation": {
"label": "Lift Installation",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": true,

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"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 (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "733036.00",
  "selectedBuildUpValue": "353.10",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
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      "name": "externalimg_r_1727408316424_1727355971189.jpg",
      "path": "cases/66d8543c00f75047be6130dc/
externalimg_r_1727408316424_1727355971189.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "66f628ad7d6d262b2ba9b1d6",
      "name": "externalimg_r_1727408301015_1727355970880.jpg",
      "path": "cases/66d8543c00f75047be6130dc/
externalimg_r_1727408301015_1727355970880.jpg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "66f628bc7d6d262b2ba9b1f2",
```

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    "name": "externallmg_r_1727408316399_1727355970945.jpg",
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_r_1727408316406_1727355971015.jpg",
    "path": "cases/66d8543c00f75047be6130dc/
externallmg_r_1727408316406_1727355971015.jpg",
    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_r_1727408316403_1727355970992.jpg",
    "path": "cases/66d8543c00f75047be6130dc/
externallmg_r_1727408316403_1727355970992.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66f628bc7d6d262b2ba9b1ff",
    "name": "externallmg_r_1727408316432_1727355971253.jpg",
    "path": "cases/66d8543c00f75047be6130dc/
externallmg_r_1727408316432_1727355971253.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66f628bc7d6d262b2ba9b204",
    "name": "externallmg_r_1727408316441_1727355971318.jpg",
    "path": "cases/66d8543c00f75047be6130dc/
externallmg_r_1727408316441_1727355971318.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66f628bc7d6d262b2ba9b200",
    "name": "externallmg_r_1727408316430_1727355971230.jpg",
    "path": "cases/66d8543c00f75047be6130dc/
externallmg_r_1727408316430_1727355971230.jpg",
    "orientation": "portrait"
  },
  {
  }
```

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    "status": false,
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    "name": "externallmg_r_1727408316423_1727355971169.jpg",
    "path": "cases/66d8543c00f75047be6130dc/
externallmg_r_1727408316423_1727355971169.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66f628bc7d6d262b2ba9b1f9",
    "name": "externallmg_r_1727408316414_1727355971083.jpg",
    "path": "cases/66d8543c00f75047be6130dc/
externallmg_r_1727408316414_1727355971083.jpg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "9401.00",
    "max": "15577.00"
  },
  "builtUpRateRange": {
    "min": "8547.00",
    "max": "14161.00"
  },
  "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",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"showcases": {
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  "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
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"superfineFinish": {
  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"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": {
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```
"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
}
},
"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": "true",
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"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "321.00",
"empanelmentNo": [
  "HO/CREDIT/67/ 2019-20"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66d8543c00f75047be6130dc",
"ownerName": "Mr. Narendra Madhukar Gavale & Ms. Suman Madhukar Gavale ",
"ownerPhoneNo": "9619072773",
"ownershipShare": "",
"email": "",
"siteVisitContactNo": "8976946070",
"contactPersonName": "Miss. Nutan Rai ",
"purchaseValueAsPerDocument": "0",
"owners": [
  {
    "name": "Mr. Narendra Madhukar Gavale & Ms. Suman Madhukar Gavale ",
    "phone": "9619072773",
    "ownershipShare": "",
    "email": "",
    "id": "548922"
  }
],
"caseReferredBy": "6006d4ce5080a310ac1fdcf2",
"relationWithOwner": "Tenant ",
"fullAddress": "Residential Flat No. 1104, 11th Floor, Building No L07, Mass Housing Scheme (LIG), Plot No. 01, Sector - 11, Village - Uran Dronagiri, Taluka - Uran , District - Raigad, Navi Mumbai , PIN - 400 702, State - Maharashtra, Country - India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1254aa6d152c1801b326",
      "label": "Agreement For Sale"
    }
  }
]
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},
"inputs": {
  "documentDate": "19/09/2022",
  "from": {
    "value": "The_Corporation",
    "label": "The Corporation"
  },
  "The_Corporation": "M/s. City & Industrial Development Corporation of
Maharashtra Ltd.",
  "to": {
    "value": "Purchasers",
    "label": "Purchasers"
  },
  "Purchasers": "Mr. Narendra Madhukar Gavale & Ms. Suman Madhukar Gavale ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "3221 / 2022"
},
"isHardCopy": false,
"displayStatus": true,
"id": "292794",
"path": "cases/66d8543c00f75047be6130dc/
document_1725453364824_fronagiti_full_agreement.pdf",
"fileName": "document_1725453364824_fronagiti_full_agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1255aa6d152c1801b329",
    "label": "Possession Receipt"
  },
  "inputs": {
    "documentDate": "19/09/2022",
    "remark": " in the name of Mr. Narendra Madhukar Gavale & Ms. Suman Madhukar
Gavale issued by CIDCO\n"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "443280",
  "path": "cases/66d8543c00f75047be6130dc/
document_1727685447663_301687.pdf",
  "fileName": "document_1727685447663_301687.pdf"
},
{
  "documentType": {
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    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "25/06/2021",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / Sr. Arch(BP-IHP) / BP - IHP - 33 / 2021 / 000025"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "805860",
  "path": "cases/66d8543c00f75047be6130dc/
document_1727688926275_308748.pdf",
  "fileName": "document_1727688926275_308748.pdf"
}
],
"isUrgent": "false",
"isExternal": "false",
"proposePurchaserName": "",
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"scheduleSiteVisitDate": "Invalid date",
"caseNumber": "011055",
"createdBy": "6006d4ce5080a310ac1fdcf2",
"caseHistory": [
  {
    "id": "357868",
    "title": "Create Case",
    "description": "Create Case",
    "datetime": "Wed Sep 04 2024 18:06:12 GMT+0530 (India Standard Time)"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
```

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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "560792",
  "name": "Living Room",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
  "width": "12.17",
  "width1": "12",
  "width2": "2",
  "totalArea": "122.68",
  "images": [],
  "extraAreas": [],
  "finalArea": "122.68"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "9.33",
  "width1": "9",
  "width2": "4",
  "totalArea": "92.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "92.56"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "6.58",
  "length1": "6",
  "length2": "7",
  "width": "12.50",
  "width1": "12",
```

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"width2": "6",
"totalArea": "82.29",
"images": [],
"extraAreas": [],
"finalArea": "82.29"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Passage",
  "length": "3.92",
  "length1": "3",
  "length2": "11",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "15.34",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.34"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "WC",
  "length": "4.75",
  "length1": "4",
  "length2": "9",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "19.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "19.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

```
},
  "id": "5",
  "name": "Bathroom",
  "length": "4.75",
  "length1": "4",
  "length2": "9",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "18.60",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.60"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Cupboard",
      "value": "Cupboard"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "20.00",
    "length1": "20",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "20.00",
    "images": [],
    "extraAreas": [
      {
        "measurementType": {
          "value": "Square_Feet",
          "label": "Square Feet"
        },
        "_id": "66fa674541b96a0db847da25",
        "name": "Extra "
      }
    ]
  }
]
```



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    "extraAreaType": "Add",
    "length": "6.00",
    "length1": "6",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "6.00"
  }
],
"finalArea": "26",
"percentageBeforeTotal": "26.00",
"percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Niche",
    "value": "Niche"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "length": "9.00",
  "length1": "9",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "9.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "9",
  "percentageBeforeTotal": "9.00",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
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    "value": "60ae1254aa6d152c1801b326",
    "label": "Agreement For Sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "29.82",
  "totalAreaDocument": "321",
  "docBuiltpUpPercentage": "10",
  "docFinalBuiltpUp": "353.10",
  "docFinalBuiltpUpSquareMeter": "32.80",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "872076"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "321.00",
      "squareMeterArea": "29.82",
      "expectedRate": "15576.32",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "353.10",
      "squareMeterArea": "32.80",
      "expectedRate": "14160.29",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "66f62f2cfcad932b0b152bb7",
  "property": "Flat",
  "area": "321",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
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"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "5000000",
"expectedRate": "15576.32",
"builtUpExpectedRate": "14160.29",
"image": "cases/66d8543c00f75047be6130dc/
indicator_1727409190787_Image.png",
"squareMeter": "29.82",
"id": "122472"
},
{
"carpetArea": {
"area": "345.00",
"squareMeterArea": "32.05",
"expectedRate": "12579.71",
"percentage": ""
},
"builtUpArea": {
"area": "379.50",
"squareMeterArea": "35.26",
"expectedRate": "11436.10",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printInReport": true,
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"builtUpExpectedRate": "11436.10",
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    "expectedRate": "9400.88",
    "percentage": ""
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    "percentage": "10"
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    "orientation": "landscape"
  }
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processingDocuments/1727409954275_igr1.pdf",
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    "createdAt": "Fri Sep 27 2024 09:35:54 GMT+0530 (India Standard Time)",
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  },
  {
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    "path": "cases/66d8543c00f75047be6130dc/
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    "size": "160608",
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  {
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    "filename": "1727673349560_cosmos__gavale.xlsx",
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        "lastName": "Sarmalkar",
        "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
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      "taskId": "66d8543c807b2347dd5b6748",
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        "firstName": "Vaishali",
        "lastName": "Sarmalkar",
        "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
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app ",
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"updatedAt": "2024-09-30T11:32:59.403Z",
"__v": 0,
"addressForMap": "",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"reason": "Reopen for New Report",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 321.00",
"flatRate": "10000",
"landOtherRate": "7500",
"shopDetails": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
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"builtupPercentage": "10",
"carpetTotal": "350.47",
"extendOfSiteRemark": "",
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"finalCarpetArea": "385.47",
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"otherCarpetTotal": "35",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 350.00\nCupboard Area in Sq.
Ft. = 26.00\nNiche Area in Sq. Ft. = 9.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + WC +
Bathroom",
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"otherCompositionCarpetTotal": "35.00",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
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"leasePremium": "",
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"reportGeneratedDate": "Mon Sep 30 2024 14:03:13 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-09-26"
}

```

Name	Length	Width	Total
Composition :			
Living Room	10'1"	12'2"	122.68
Bedroom	9'11"	9'4"	92.56
Kitchen	6'7"	12'6"	82.29
Passage	3'11"	3'11"	15.34
WC	4'9"	4'00"	19.00
Bathroom	4'9"	3'11"	18.60
Other Composition :			
Cupboard	20'00"	1'00"	20.00
Niche	9'00"	1'00"	9.00