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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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  "toAssess": {
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b8ec"
    },
    "firstName": "Mahesh",
    "type": "CREDITOFFICER",
    "_id": "666c240724f3ba1343e44bea",
    "email": "bmmums0625@centralbank.co.in",
    "lastName": "Soni",
    "mobileNo": "",
    "workMobileNo": "9152012800"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
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  "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": "Central Bank of India",
  "displayName": "Central Bank of India",
  "initial": "CBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b8ec",
  "branchCode": "280625 ",
  "type": "BRANCH",
  "name": "Opera House Branch",
  "email": "bmmumn0625@centralbank.co.in",
  "mobileNo": "022-23860466 ",
  "alternateMobileNo": "23810476",
  "address": "Bhasker Mansion, 1st Floor, Above Narottam Bhau Jewellers, 437, Dr.
Dada Saheb Bhadkamkar Marg, Opera House, Mumbai - 400 004, State -
Maharashtra, Country - India.\r\n",
  "ledgerName": "CENTRAL BANK OF INDIA - OPERA HOUSE",
  "fax": "022-23823099",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"staff": {
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  "_id": "665ac13f42f4717ae30de3d5",
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  "email": "nidhi.kajwe97@gmail.com",
  "lastName": "KAJWE",
  "mobileNo": "8850520881",
  "shortName": "NIDHI",
  "workWithDocumentMaker": ""
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"siteEngineer": {
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  "_id": "62ea09ea4e679b264caf07d7",
  "role": "SITEENGINEER",
  "firstName": "Suraj",
  "email": "suraj@vastukala.org",
  "lastName": "Zore",
  "mobileNo": "8652448654",
  "designation": "",
  "shortName": "SZ",
  "workWithDocumentMaker": "60092304a16fab0f2af9b0c2",
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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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  "role": "MAKER",
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  "lastName": "Jadhav",
  "mobileNo": "7738144625",
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        "label": "Registered Valuer"
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  "role": "VALUER",
  "firstName": "Manoj",
  "email": "manoj@vastukala.org",
  "lastName": "Chalikwar",
  "mobileNo": "9819597579",
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  {
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    "number": "IBBI/RV/07/2018/10366"
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "longitude": "72.9317106856087"
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      "remark": ""
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      "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
  "audioNotes": []
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  "underConstruction": false
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    "label": true
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"label": true
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  "value": "Runwal Forests",
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  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "value": "",
  "label": false
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    "label": false
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    "key": "suburb",
    "value": "Kanjurmarg (West)",
    "label": false
  }
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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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 "
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  }
}
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"general": {
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    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "MCGM",
    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "Tower No. 1 & LBS Road ",
    "south": "Swimming Pool ",
    "east": "Tower No. 3"
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  "asPerDocumentAgreement": {
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    "west": "Details not available ",
    "south": "Details not available ",
    "east": "Details not available "
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  "unitBoundaries": {
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      "east": "Passage ",
      "south": "Flat No. 3302",
      "west": "Marginal Space "
    },
    "asPerDocument": {
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      "south": "Details not available ",
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  },
}
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"isDisplay": true,
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
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not verified.",
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"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "28000.00",
  "depreciatedBuildingRate": "2800"
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"igrRate": {
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  "rate": "151330",
  "landRate": "67220",
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  "squareMeterGuideLineRate": "181596.00",
  "squareFeetGuideLineRate": "16871.00"
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"igrFinalRate": {
  "floorRatePercentage": "20",
  "depreciationPercentage": "95",
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  "squareFeetGuideLineRate": "16340.00",
  "squareMeterGuideLineRate": "175877.00"
},
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  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
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  "monthlyRent": "36,000/- Present rental income per month ",
  "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 MCGM norms ",
  "tenantName": "Mr. Prashant<br />Occupied Since - Last 6 Months ",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
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"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
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"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Along with One Car Parking Space ",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2020",
"fullDate": "1/1/2020"
},
"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",
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"materialUsedList": {
"value": "Good",
"label": "Good"
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"buildingSpecification": {
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  "label": "Standard"
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"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"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
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"label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "56",
"ageOfBuilding": "4",
"noOfBasement": "3",
"noOfPodium": "1",
"noOfAmenityFloors": "",
"noOfFloors": "40",
"flatFloorNo": "33",
"noOfLifts": "3",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "518.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66d89869807b2347dd5b73de/
routeMap_1726039703100_Image.png",
    "routeLat": "19.136761",
    "routeLng": "72.930953",
    "stationName": "Kanjur Marg ",
    "routeDistance": "1.2 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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  "type": "Point"
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routeMap_1726039561120_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "extraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
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  "totalothersRate": "0",
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"distressValuePercentage": "80",
"realizableValuePercentage": "95",
"bookValue": "0",
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"outward": {
  "status": true,
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  "date": "Wed Sep 11 2024 14:18:46 GMT+0530 (India Standard Time)",
  "number": "2308120",
  "dayCount": "9",
  "monthCount": "126",
  "generatedBy": "64cde526dc9f3034f3fefa49"
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"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
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    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "isHideFloor": false,
    "status": false
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
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}
```

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  "label": "External Brick Work",
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  "isHideFloor": false,
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"workCompleted": {
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  "floorsCompleted": "",
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  "status": true
}
},
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"guidelineDetails": {
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  "selectedBuildUpValue": "518.10",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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externallmg_r_1725604215688_1725604193893_image_12.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "path": "cases/66d89869807b2347dd5b73de/
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      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "66daa17f15784548070e943c",
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      "path": "cases/66d89869807b2347dd5b73de/
externallmg_r_1725604205721_1725604193893_image_4.jpg",
      "orientation": "portrait"
    },
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      "status": false,
      "_id": "66daa17f15784548070e943f",
      "name": "externallmg_r_1725604210474_1725604193893_image_8.jpg",
      "path": "cases/66d89869807b2347dd5b73de/
externallmg_r_1725604210474_1725604193893_image_8.jpg",
      "orientation": "portrait"
    },
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      "status": false,
      "_id": "66daa17f15784548070e943e",
      "name": "externallmg_r_1725604209284_1725604193893_image_7.jpg",
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    "path": "cases/66d89869807b2347dd5b73de/
externallmg_r_1725604209284_1725604193893_image_7.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66daa17f15784548070e9445",
    "name": "externallmg_r_1725604215688_1725604193893_image_12.jpg",
    "path": "cases/66d89869807b2347dd5b73de/
externallmg_r_1725604215688_1725604193893_image_12.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66daa17f15784548070e943a",
    "name": "externallmg_r_1725604202650_1725604193893_image_2.jpg",
    "path": "cases/66d89869807b2347dd5b73de/
externallmg_r_1725604202650_1725604193893_image_2.jpg",
    "orientation": "landscape"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "23873.00",
    "max": "33334.00"
  },
  "builtUpRateRange": {
    "min": "21713.00",
    "max": "30304.00"
  },
  "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,
  }
}
```

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"isEditable": false
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"extraCollapsibleGates": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "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,
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"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
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"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "471.00",
"empanelmentNo": [
  "SMRO /CREDIT/2017-18/1311"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66d89869807b2347dd5b73de",
"ownerName": "Sarika Jitendra Bhosale",
"ownerPhoneNo": "9004030707",
"appAddress": "Flat No 3303 33rd Floor Tower 2 Citrus Runwal Forests LBS Marg
Bhandup West Mumbai-400078",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "17/02/2018",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Wheelabrator Alloy Castings Ltd.",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      }
    }
  }
],
```

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"Allottee": "Sarika Jitendra Bhosale",
"number": {
  "value": "No",
  "label": "No"
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"No": "1835 / 2018"
},
"isHardCopy": false,
"displayStatus": true,
"id": "567945",
"path": "cases/66d89869807b2347dd5b73de/
document_1725470756620_1725470754730_Sarika_Jitendra_Bhosale.pdf",
"fileName":
"document_1725470756620_1725470754730_Sarika_Jitendra_Bhosale.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "29/01/2017",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CHE / ES / 1458 / S / 337(New)"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1726035798052_Agreement.pdf",
  "path": "cases/66d89869807b2347dd5b73de/
document_1726035798052_Agreement.pdf",
  "id": "201675",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Sep 11 2024 11:53:19 GMT+0530 (India Standard Time)"
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{
  "documentType": {
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    "label": "RERA Certificate"
  },
}
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"inputs": {
  "documentDate": "09/09/2021",
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    "label": "Maharashtra Real Estate Regulatory Authority"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "P51800000818"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1726037316279_RERA.pdf",
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document_1726037316279_RERA.pdf",
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Wed Sep 11 2024 12:18:36 GMT+0530 (India Standard Time)"
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"caseNumber": "011057",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "288021",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Sep 04 2024 22:57:05 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Sarika Jitendra Bhosale",
    "phone": "9004030707",
    "ownershipShare": "",
    "email": "",
    "id": "527915"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
```

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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Living Room",
  "length": "16.58",
  "length1": "16",
  "length2": "7",
  "width": "8.83",
  "width1": "8",
  "width2": "10",
  "totalArea": "146.49",
  "images": [],
  "finalArea": "146.49",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "7.92",
  "length1": "7",
  "length2": "11",
  "width": "5.92",
  "width1": "5",
  "width2": "11",
  "totalArea": "46.84",
  "images": [],
  "extraAreas": [],
  "finalArea": "46.84"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "4.67",
  "length1": "4",
  "length2": "8",
  "width": "6.67",
  "width1": "6",
```

```
"width2": "8",
"totalArea": "31.11",
"images": [],
"extraAreas": [],
"finalArea": "31.11"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "4.50",
  "length1": "4",
  "length2": "6",
  "width": "6.92",
  "width1": "6",
  "width2": "11",
  "totalArea": "31.12",
  "images": [],
  "extraAreas": [],
  "finalArea": "31.12"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "47.00",
  "length1": "47",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "47.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "47.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

```
},
  "id": "5",
  "name": "Bedroom",
  "length": "8.92",
  "length1": "8",
  "length2": "11",
  "width": "5.92",
  "width1": "5",
  "width2": "11",
  "totalArea": "52.76",
  "images": [],
  "extraAreas": [],
  "finalArea": "52.76"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "8.67",
  "length1": "8",
  "length2": "8",
  "width": "10.17",
  "width1": "10",
  "width2": "2",
  "totalArea": "88.11",
  "images": [],
  "extraAreas": [],
  "finalArea": "88.11"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Cupboard",
      "value": "Cupboard"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
```

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},
  "id": "0",
  "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": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "221289",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "471",
    "squareMeterArea": "43.76",
    "docFinalBuiltUp": "518.1",
    "docFinalBuiltUpSquareMeter": "48.135999999999996",
    "docBultupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
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  {
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      "area": "471.00",
      "squareMeterArea": "43.76",
      "expectedRate": "33333.33",
```



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"percentage": ""
},
"builtUpArea": {
  "area": "518.10",
  "squareMeterArea": "48.13",
  "expectedRate": "30303.03",
  "percentage": "10"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "66e12c89e583410e6527a78c",
"property": "Residential Flat",
"area": "471",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.99acres.com/",
"expectedPrice": "15700000",
"expectedRate": "33333.33",
"builtUpExpectedRate": "30303.03",
"image": "cases/66d89869807b2347dd5b73de/
indicator_1726032731907_Image.png",
"squareMeter": "43.76",
"id": "141792"
},
{
  "carpetArea": {
    "area": "661.00",
    "squareMeterArea": "61.41",
    "expectedRate": "30257.19",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "727.10",
    "squareMeterArea": "67.55",
    "expectedRate": "27506.53",
    "percentage": "10"
  },
  "saleableArea": {
```

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"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
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"property": " Residential Flat",
"area": "661",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "magic_bricks",
"expectedPrice": "20000000",
"expectedRate": "30257.19",
"builtUpExpectedRate": "27506.53",
"image": "cases/66d89869807b2347dd5b73de/
indicator_1726032804615_Image.png",
"squareMeter": "61.41",
"id": "688346"
},
{
"carpetArea": {
"area": "661",
"squareMeterArea": "61.41",
"expectedRate": "24735.25",
"percentage": ""
},
"builtUpArea": {
"area": "727.00",
"squareMeterArea": "67.54",
"expectedRate": "22489.68",
"percentage": ""
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "66e12c89e583410e6527a78e",
"property": "Residential Flat",
"area": "727",
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"builtUpPercentage": "0",
"saleablePercentage": "0",
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"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "16350000",
"expectedRate": "24735.25",
"builtUpExpectedRate": "16350000",
"image": "cases/66d89869807b2347dd5b73de/
indicator_1726032877399_Image.png",
"squareMeter": "67.54",
"id": "904694"
},
{
  "carpetArea": {
    "area": "754",
    "squareMeterArea": "70.05",
    "expectedRate": "23872.68",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "829.00",
    "squareMeterArea": "77.02",
    "expectedRate": "21712.91",
    "percentage": ""
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "rateType": "sale_Instance",
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  "floor": "",
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  "expectedPrice": "18000000",
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Report.pdf",
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 3303, 33rd Floor, Building No T-2, Citrus, Runwal Forests, Lal Bahadur Shashri Road , Village - Kanjur, Kanjurmarg (West), Taluka - Kurla , District - Mumbai Suburban , PIN - 400 078, State - Maharashtra, Country - India",

"updatedBy": "64cde526dc9f3034f3fefa49",

"addressForMap": "",

"caseReferredBy": "665ac13f42f4717ae30de3d5",

"contactPersonName": "Mr. Prashant",

"email": "",

"isExternal": "false",

"isUrgent": "false",

"ownershipShare": "",

"proposePurchaserName": "",

"purchaseValueAsPerDocument": "",

"relationWithOwner": "Tenant ",

"siteVisitContactNo": "9004030707",

"buildingServicesRate": "2800",

"finalAreaType": "Carpet Area",

"finalAsPerArea": "Agreement for sale",

"finalBuiltUpPercentage": "10",

"finalCarpetConvertToBuiltUpPer": "10",

"finalMeasurementType": "Sq. Ft.",

"finalValuationAreaString": "Carpet Area in Sq. Ft. = 471.00",

"flatRate": "28000",

"landOtherRate": "25200",

"shopDetails": {

  "typeOfShops": {

    "label": "Independent Building",

    "value": "Independent\_Building"

  },

  "roadFacing": false,

  "mall": false

},

"builtupPercentage": "10",

"carpetTotal": "443.43",

"extendOfSiteRemark": "\nAll the above areas are 4% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area",

"finalBuiltupArea": "497.67",

"finalCarpetArea": "452.43",

"finalSalableArea": "547.44",

"otherCarpetTotal": "9.00",

"salablePercentage": "10",

"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 443.00\nCupboard Area in Sq. Ft. = 9.00\n\n",

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"toBeAdded": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "9.00",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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"siteVisitDate": "2024-09-06"
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```

| Name          | Length | Width | Total  |
|---------------|--------|-------|--------|
| Composition : |        |       |        |
| Living Room   | 16'7"  | 8'10" | 146.49 |
| Kitchen       | 7'11"  | 5'11" | 46.84  |
| Toilet        | 4'8"   | 6'8"  | 31.11  |
| Toilet        | 4'6"   | 6'11" | 31.12  |
| Passage       | 47'00" | 1'00" | 47.00  |
| Bedroom       | 8'11"  | 5'11" | 52.76  |
| Bedroom       | 8'8"   | 10'2" | 88.11  |

Other  
Composition :

---

|          |       |       |      |
|----------|-------|-------|------|
| Cupboard | 9'00" | 1'00" | 9.00 |
|----------|-------|-------|------|

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