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{
  "typeOfReport": {
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    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
  },
  "purposeOfValuation": {
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    "label": "Housing Loan"
  },
  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "63fd9d80ce84bf289baac3d6"
    },
    "firstName": "Sumedha",
    "type": "CREDITOFFICER",
    "_id": "650189eea8e9b70221e22779",
    "lastName": "Madam",
    "mobileNo": "",
    "workMobileNo": "9967730169",
    "email": "Sumedha.trivedi@cosmosbank.in"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
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    "quotedAmount": ""
  },
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
},
"client": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "63fd9d80ce84bf289baac3d6",
  "name": "Ghodbandar Road",
  "branchCode": "",
  "mobileNo": "02225896996",
  "alternateMobileNo": "",
  "email": "abhijit.panchpor@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Shop No. 4, Cosmos Heritage, Tikujini Wadi, Off Ghodbandar Road,
Manpada, Thane West 400 610"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "60f919bff3dd69653a5926b8",
  "zoneName": "Mumbai & Aurangabad Zone"
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"staff": {
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"type": "EMPLOYEE",
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  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
  "workWithDocumentMaker": "6006d4ce5080a310ac1fdfc2",
  "profilePhoto": "users/63fc4680ce84bf289ba9c7fc/
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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",
  "profilePhoto": "users/64cde526dc9f3034f3fefa49/
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},
"maker": {
  "type": "EMPLOYEE",
  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
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"designation": "",
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"checker": {
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  "firstName": "Rashmi",
  "lastName": "Jadhav",
  "shortName": "RJ",
  "email": "rashmijadhav14feb@gmail.com",
  "designation": "Back Office Coordination",
  "mobileNo": "7738144625",
  "role": "FRONTDESK",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
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        "label": "Registered Valuer"
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    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      {
        "title": {
          "label": "IBBI"
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        "_id": "60af80072ffdf65bcd658651",
        "number": "IBBI/RV/07/2018/10366"
      }
    ],
    {
      "title": {
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    "value": "FIIV",
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  "number": "CAT-I-F-1763"
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{
  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
  },
  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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    "label": "Registered Valuer"
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  "_id": "60af80072ffdf65bcd658654",
  "number": "IBBI/RV/07/2018/10366"
}
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"shortName": "MBC",
"workWithDocumentMaker": "",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
"clientType": {
  "value": "BANK",
  "label": "BANK"
},
"location": {
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"geo": {
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  "coordinates": [
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  "schedule": [],
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      "dateTime": "2024-09-12",
      "remark": ""
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    {
      "status": "COMPLETED",
      "dateTime": "2024-09-11",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "label": true
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  "country": {
    "status": true,
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  "village": {
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"name": "Village",
"key": "village",
"value": "Khoni",
"label": true
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"floorNo": {
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  "value": "2",
  "label": false
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  "key": "buildingNo",
  "value": "5",
  "label": true
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  "key": "district",
  "value": "Thane",
  "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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  "key": "taluka",
  "value": "Thane",
  "label": true
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  "value": "",
  "label": true
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"buildingName": {
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  "name": "Building Name",
  "key": "buildingName",
  "value": "Casa Elite A to J Co-Op. Hsg. Soc. Ltd",
  "label": false
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  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "name": "Street 1",
  "key": "street1",
  "value": "Kalyan Shil Road",
  "label": false
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
},
"landmark": {
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
  "status": true,
  "name": "Wing",
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"key": "wing",
"value": "G",
"label": true
},
"projectName": {
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  "key": "projectName",
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  "label": false
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"oldSurveyNumber": {
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  "name": "Old Survey No.",
  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
  "status": true,
  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
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  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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  "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": {
  "status": false,
  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
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"GUTNo": {
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  "name": "Gut No.",
  "key": "GUTNo",
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"value": "",
"label": true
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  "label": false
},
"suburb": {
  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Dombivali (East)",
  "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": "Powder_coated_Aluminum_sliding_windows_with_M._S._Grills",
    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "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"
  }
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"general": {
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"ownership": {
  "value": "Joint_Ownership",
  "label": "Joint Ownership"
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"populationClassList": {
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  "label": "Middle Class"
},
"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
},
"townplanApprovedByList": {
  "value": "Thane_Municipal_Corporation",
  "label": "Thane Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
},
"asPerActualAgreement": {
  "north": "Wing - D",
  "west": "Wing - H",
  "south": "Internal Road ",
  "east": "Wing - F"
},
"asPerDocumentAgreement": {
  "north": "Details not available ",
  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Marginal Space ",
    "south": "Flat No. 202",
    "west": "Staircase "
  },
  "asPerDocument": {
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    "south": "Details not available ",
    "west": "Details not available "
  },
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"title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
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    "status": true
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  "taxies": {
    "title": "Taxies",
    "status": false
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "(i. e 2BHK)",
"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": "",
"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "All the above areas are 9% 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.",
  "depreciationPercentage": "10.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "10706",
  "depreciatedBuildingRate": "2506"
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"igrRate": {
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"rate": "37100",
"landRate": "4180",
"igrImage": "cases/66dec86a3389c50dfa6b4f21/igr_1726118329297_Image.png",
"squareMeterGuideLineRate": "37100.00",
"squareFeetGuideLineRate": "3447.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "93",
  "rate": "3233.00",
  "squareFeetGuideLineRate": "3233.00",
  "squareMeterGuideLineRate": "34796.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "12,000/- 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 local norms ",
  "tenantName": " Mr. Abhishek Wade<br />Occupied Since - Last 4 Years ",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
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"roof": {
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  "label": "R. C. C. Slab"
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  "label": "6\" Thk. Brick Masonery"
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Along with One Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2017",
  "fullDate": "1/1/2017"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
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},
"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"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
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"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "ground",
"label": "Ground"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "53",
"ageOfBuilding": "7",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "17",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"area": "0.00"
},
"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/66dec86a3389c50dfa6b4f21/
routeMap_1726122329875_Image.png",
"routeLat": "19.171523",
"routeLng": "73.112526",
"stationName": "Nilje",
"routeDistance": "6.00 Km. ",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
}
},
"finalLatLng": {
"coordinates": [
0,
0
],
"type": "Point"
},
}
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"showLocation": {
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  "finallatlng": false
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    "name": "2v0jfh",
    "image": "cases/66dec86a3389c50dfa6b4f21/
routeMap_1726122227389_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "2144800.00",
    "depreciationPercentage": "10.5",
    "depreciatedCostOfConstruction": "225204.00",
    "totalFairMarketValue": "6792796.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
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  "totalpotentialValueRate": "0",
  "othersQty": "0",
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"totalOthersRate": "0",
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"bookValueDocument": null,
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"bookValue": "0"
},
"outward": {
  "status": true,
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  "date": "Thu Sep 12 2024 12:13:09 GMT+0530 (India Standard Time)",
  "number": "2308135",
  "dayCount": "2",
  "monthCount": "141",
  "generatedBy": "64cde526dc9f3034f3fefa49"
},
"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",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
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    "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
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"externalBrickWork": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
}
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"externalPainting": {
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  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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    "isHideFloor": true,
    "status": true
  }
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"guidelineDetails": {
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  "selectedBuildUpValue": "765.60",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
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externallmg_r_1726117804818_1726117782246_image_18.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
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      "path": "cases/66dec86a3389c50dfa6b4f21/
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      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "66e277af76cf247630211af2",
      "name": "externallmg_r_1726117792906_1726117782246_image_5.jpg",
      "path": "cases/66dec86a3389c50dfa6b4f21/
externallmg_r_1726117792906_1726117782246_image_5.jpg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "66e277af76cf247630211af4",
      "name": "externallmg_r_1726117794564_1726117782246_image_7.jpg",
      "path": "cases/66dec86a3389c50dfa6b4f21/
externallmg_r_1726117794564_1726117782246_image_7.jpg",
      "orientation": "portrait"
    }
  ],
}
```

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{
  "status": false,
  "_id": "66e277af76cf247630211af7",
  "name": "externallmg_r_1726117798579_1726117782246_image_11.jpg",
  "path": "cases/66dec86a3389c50dfa6b4f21/
externallmg_r_1726117798579_1726117782246_image_11.jpg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66e277af76cf247630211af6",
  "name": "externallmg_r_1726117796058_1726117782246_image_9.jpg",
  "path": "cases/66dec86a3389c50dfa6b4f21/
externallmg_r_1726117796058_1726117782246_image_9.jpg",
  "orientation": "portrait"
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  "status": false,
  "_id": "66e277af76cf247630211af5",
  "name": "externallmg_r_1726117795191_1726117782246_image_8.jpg",
  "path": "cases/66dec86a3389c50dfa6b4f21/
externallmg_r_1726117795191_1726117782246_image_8.jpg",
  "orientation": "portrait"
},
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  "status": false,
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externallmg_r_1726117801638_1726117782246_image_14.jpg",
  "orientation": "portrait"
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  "path": "cases/66dec86a3389c50dfa6b4f21/
externallmg_r_1726117796761_1726117782246_image_10.jpg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66e277af76cf247630211b00",
  "name": "externallmg_r_1726117805650_1726117782246_image_19.jpg",
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externallmg_r_1726117805650_1726117782246_image_19.jpg",
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    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
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    "max": "11949.00"
  },
  "builtUpRateRange": {
    "min": "6587.00",
    "max": "9957.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
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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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}
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  "ratePerUnit": "0.00",
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  "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": "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
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"extraCollapsibleGates": {
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  "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,
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"isEditable": true
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"others": {
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  "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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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "638.00",
"empanelmentNo": [
  "HO/CREDIT/67/ 2019-20"
],
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"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
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"ownerName": "Gauttam Somaju Salwankar & Anjali Gauttam Salwankar",
"ownerPhoneNo": "9833084187",
"fullAddress": "Residential Flat No. 201, 2nd Floor, Building No 5, Wing - G, Casa Elite
A to J Co-Op. Hsg. Soc. Ltd, Lakeshore Greens, Kalyan Shil Road, Village - Khoni,
Dombivali (East), Taluka - Thane, District - Thane, PIN - 421 204, State - Maharashtra,
Country - India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "31/03/2014",
      "from": {
        "value": "Company",
        "label": "Company"
      },
      "Company": "M/s. Lodha Hi-Rise Builders Pvt. Ltd.",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Gauttam Somaju Salwankar & Anjali Gauttam Salwankar",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "2091/2014"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "102175",
    "path": "cases/66dec86a3389c50dfa6b4f21/
document_1725876318805_Cosmos_GB_Road_MrGauttam.pdf",
    "fileName": "document_1725876318805_Cosmos_GB_Road_MrGauttam.pdf"
  },
  {
    "documentType": {
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    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "20/12/2017",
    "remark": " issued by District Collector Office, Thane ",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "MAHSUL / Kaksh - 1 / T - 7 / Village . Antarli & other / Ekatmik Nagar
Vasahat Praklp / Sector - C & Setor - I / OC / KV - F1486457853172"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "621923",
  "path": "cases/66dec86a3389c50dfa6b4f21/document_1726120680829_OC.pdf",
  "fileName": "document_1726120680829_OC.pdf"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
    "documentDate": "30/09/2023",
    "remark": " issued by Casa Elite A to J Co-Op. Hsg. Soc. Ltd",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Gauttam Somaju Salwankar & Anjali Gauttam Salwankar",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "571 "
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "887102",
  "path": "cases/66dec86a3389c50dfa6b4f21/
document_1726120775928_Agreement.pdf",
  "fileName": "document_1726120775928_Agreement.pdf"
}
],
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"assignmentType": {
  "value": "Retail",
  "label": "Retail"
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"caseNumber": "011110",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "461777",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Sep 09 2024 15:35:30 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Gauttam Somaju Salwankar & Anjali Gauttam Salwankar",
    "phone": "9833084187",
    "ownershipShare": "",
    "email": "",
    "id": "240319"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "730459",
    "name": "Toilet",
    "length": "27.00",
    "length1": "27",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "27.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "27.00"
  },
  {
    "measurementType": {
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "100.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "100.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Passage",
  "length": "82.00",
  "length1": "82",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "82.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "82.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "46.00",
  "length1": "46",
  "length2": "00",
  "width": "1.00",
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```

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"width2": "00",
"totalArea": "46.00",
"images": [],
"extraAreas": [],
"finalArea": "46.00"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "34.00",
  "length1": "34",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "34.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "34.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "57.00",
  "length1": "57",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "57.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "57.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```

```
},
  "id": "6",
  "name": "Living Room",
  "length": "170.00",
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  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "170.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "170.00"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Cupboard",
      "value": "Cupboard"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "8.00",
    "length1": "8",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "8.00",
    "images": [],
    "extraAreas": [
      {
        "measurementType": {
          "value": "Square_Feet",
          "label": "Square Feet"
        },
        "_id": "66e284d276cf247630212a7a",
        "name": "Extra "
      }
    ]
  }
]
```



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    "extraAreaType": "Add",
    "length": "5.00",
    "length1": "5",
    "length2": "00",
    "width": "1.00",
    "width1": "1",
    "width2": "00",
    "totalArea": "5.00"
  }
],
"finalArea": "13",
"percentageBeforeTotal": "13.00",
"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": "21.00",
  "length1": "21",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "21.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "21",
  "percentageBeforeTotal": "21.00",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
}
```

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"name": {
  "label": "Balcony Area",
  "value": "Balcony_Area"
},
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "2",
"length": "30.00",
"length1": "30",
"length2": "00",
"width": "1.00",
"width1": "1",
"width2": "00",
"totalArea": "30.00",
"images": [],
"extraAreas": [],
"finalArea": "30",
"percentageBeforeTotal": "30.00",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "59.27",
  "totalAreaDocument": "638",
  "docBultupPercentage": "20",
  "docFinalBultUp": "765.60",
  "docFinalBultUpSquareMeter": "71.13",
  "docSaleablePercentage": "",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00",
  "id": "740226"
}
],
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"images": [],
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  {
    "carpetArea": {
      "area": "770.00",
      "squareMeterArea": "71.54",
      "expectedRate": "11948.05",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "924.00",
      "squareMeterArea": "85.84",
      "expectedRate": "9956.71",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    },
    "printlnReport": true,
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```



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    "filename": "1726118355497_Calculation_Sheet_NEW_COSMOS.xlsx",
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    "uploadedBy": "64cde526dc9f3034f3fefa49"
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"leadRemarks": [],
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"remarks": [],
"createdAt": "2024-09-09T10:05:30.242Z",
"updatedAt": "2024-09-12T06:46:54.117Z",
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"email": "",
"isExternal": "false",
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"ownershipShare": "",
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"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenants Wife",
"siteVisitContactNo": "9833084187",
"buildingServicesRate": "2800",
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"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 638.00",
"flatRate": "11000",
"landOtherRate": "8200",
"shopDetails": {
  "typeOfShops": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
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"siteVisitDate": "2024-09-11",
"builtupPercentage": "10",
"carpetTotal": "346.00",
"extendOfSiteRemark": "All the above areas are 9% 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": "638.00",
"finalCarpetArea": "580.00",
"finalSalableArea": "701.80",
"otherCarpetTotal": "64.00",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 346.00\nCupboard Area in Sq.
Ft. = 13.00\nDry Balcony Area in Sq. Ft. = 21.00\nBalcony Area in Sq. Ft. = 30.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 2 Toilet + Passage",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "64.00",
"otherCompositionSaleableTotal": "0.00",
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"landDetails": {
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  "leaseDetails": {

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"lesseeName": "",
"leasePremium": "",
"leaseRent": "",
"leasePeriod": 0,
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"reportGeneratedDate": "Thu Sep 12 2024 11:12:09 GMT+0530 (India Standard
Time)"
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```

Name	Length	Width	Total
Composition :			
Toilet	27'00"	1'00"	27.00
Bedroom	10'00"	10'00"	100.00
Passage	82'00"	1'00"	82.00
Bedroom	46'00"	1'00"	46.00
Toilet	34'00"	1'00"	34.00
Kitchen	57'00"	1'00"	57.00
Living Room	170'00"	1'00"	170.00
Other Composition :			
Cupboard	8'00"	1'00"	8.00
Dry Balcony Area	21'00"	1'00"	21.00
Balcony Area	30'00"	1'00"	30.00