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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  },
  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "66e15f691f5a2b0e589ca258"
    },
    "firstName": "Amul",
    "type": "CREDITOFFICER",
    "_id": "66e15f95e583410e6528055f",
    "email": "amul.khairkar@sbi.co.in",
    "lastName": "Khairkar",
    "mobileNo": "",
    "workMobileNo": "8390061273"
  },
  "fees": {
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    "expectedFees": null,
    "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": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "66e15f691f5a2b0e589ca258",
  "name": "Small and Medium Enterprises Centre",
  "branchCode": "",
  "mobileNo": "8390061273",
  "alternateMobileNo": "",
  "email": "smeccc.thane@sbi.co.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Plot No. B-53, Dnyaneshwar Nagar Naka, Near George Automobiles,
Road No. 30, Wagle Estate, Thane (W) - 400604"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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"_id": "656aa949cebbe1714411d21b",
"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": {
"type": "EMPLOYEE",
"_id": "5fc78e26625ecd20ec1f88e9",
"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
"workWithDocumentMaker": "1",
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"designation": ""
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"maker": {
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"_id": "627222afafd7d55eddeddd82",
"role": "FRONTDESK",
"firstName": "Pratibha",
"email": "shilvanta_pratibha@yahoo.co.in",
"lastName": "Shilvanta",
"mobileNo": "9821518537",
"designation": ""
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"checker": null,
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"valuersRegistrationNumber": [
{
"value": "IBBI/RV/07/2018/10366",
"label": "Registered Valuer"
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"type": "EMPLOYEE",
"_id": "5ffe92d27737ca4d986b6453",
"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
"mobileNo": "9819597579",
"designation": "Registered Valuer",
"registrationNo": [
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"title": {
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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
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"value": "FIIV",
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"_id": "60af80072ffdf65bcd658652",
"number": "CAT-I-F-1763"
},
{
"title": {
"value": "Chartered_Engineer",
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"_id": "60af80072ffdf65bcd658653",
"number": "AM161706-3"
},
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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"
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"location": {
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  "longitude": "73.13760149722116"
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"geo": {
  "type": "Point",
  "coordinates": [
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"siteVisit": {
  "siteVisitStatus": true,
  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-09-17",
      "remark": ""
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      "remark": "MANUAL_IN_TASK"
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"schedule": [],
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"marketAnalysisAndRemark": {
"audioNotes": []
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"externalReportDetails": {
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"finalMeasurementType": "Sq. Ft.",
"underConstruction": false
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"state": {
"status": true,
"name": "State",
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"value": "Maharashtra",
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"country": {
"status": true,
"name": "Country",
"key": "country",
"value": "India",
"label": false
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"value": "Gandhare",
"label": true
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"floorNo": {
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"value": "Ground",
"label": false
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"buildingNo": {
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"name": "Building No",
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"value": "11",
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  "value": "Thane",
  "label": true
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"city": {
  "status": true,
  "name": "City",
  "key": "city",
  "value": "Kalyan (West)",
  "label": false
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"tahasilNo": {
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  "key": "tahasilNo",
  "value": "",
  "label": true
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"taluka": {
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  "key": "taluka",
  "value": "Kalyan",
  "label": true
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  "name": "Plot No.",
  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
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  "value": "The Radha Nagar Co.-Op. Hsg. Soc. Ltd.",
  "label": false
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  "key": "street1",
  "value": "",
  "label": false
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"street2": {
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  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Near Aayush Hospital, Khadakpada",
  "label": false
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"wing": {
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  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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"oldSurveyNumber": {
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  "name": "Old Survey No.",
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"key": "oldSurveyNumber",
"value": "",
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "28/5, 30/4, 31Part, 32/1-4, 46/3 & 4",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "name": "CTS No.",
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "02",
  "label": false
},
"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
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  "label": false
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    "value": "",
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"flatSpecifications": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Casing_Capping_Electrical_wiring",
    "label": "Concealed plumbing with C.P. fittings. Casing Capping Electrical wiring"
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
  "ownership": {
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    "label": "sole ownership"
  },
  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Kalyan_Mahanagar_Palika",
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"label": "Kalyan Mahanagar Palika"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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  "north": "Building No. 18",
  "west": "Open Plot",
  "south": "Building No. 5",
  "east": "Internal Road"
},
"asPerDocumentAgreement": {
  "north": "By Pipe Line and Beyond that Land bearing S. No. 31 Part",
  "west": "Land bearing S. No. 30 Pt and 68",
  "south": "Proposed D. P. Road 2, S. No. 31 Pt",
  "east": "Land bearing S. No. 32 "
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Passage / Staircase",
    "south": "Marginal Space",
    "west": "Marginal Space"
  },
  "asPerDocument": {
    "north": "Flat No. 3",
    "east": "Passage",
    "south": "Building No. 5",
    "west": "Open Plot"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
}
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    }
  },
  "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": "",
  "compoundWall": ""
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"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "",
  "depreciationPercentage": "43.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "7412.5",
  "depreciatedBuildingRate": "1412.5"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "75800",
  "landRate": "24000",
  "igrImage": "cases/66e16ffe54df030e57a4e9e6/igr_1726636583357_Image.png",
  "squareMeterGuideLineRate": "75800.00",
  "squareFeetGuideLineRate": "7042.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "71",
  "rate": "5646.00",
  "squareFeetGuideLineRate": "5646.00",
  "squareMeterGuideLineRate": "60778.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  }
}
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},
"propertyOccupiedByList": {
  "value": "Owner_Occupied",
  "label": "Owner 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 KMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"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 Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  }
},
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"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
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  "month": "1",
  "year": "1995",
  "fullDate": "1/1/1995"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "31",
"ageOfBuilding": "29",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "3",
"flatFloorNo": "Ground",
"noOfLifts": "",
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"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "525.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement for sale"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66e16ffe54df030e57a4e9e6/
routeMap_1726736996089_Image.png",
    "routeLat": "19.255786",
    "routeLng": "73.137432",
    "stationName": "Kalyan",
    "routeDistance": "3.2 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "I1iayn",
      "name": "I1iayn",
      "image": "cases/66e16ffe54df030e57a4e9e6/
routeMap_1726737445822_Image.png"
    }
  ],
  "valuation": {
    "fairMarketValue": {
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      "depreciationPercentage": "",
      "depreciatedCostOfConstruction": ""
    }
  }
}
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"totalFairMarketValue": ""
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"wardrobesRate": "0",
"totalwardrobesRate": "0",
"wardrobesQty": "0",
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"showcasesRate": "0",
"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
"kitchenArrangementsRate": "0",
"totalkitchenArrangementsRate": "0",
"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
"electricityDepositsQty": "0",
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"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3891825.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "3891825.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": ""
  }
}
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"percentage": "0.00",
"isHideFloor": false,
"status": true
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  "isHideFloor": false,
  "status": false
},
"fullBuildingRcc": {
  "label": "Full Building Rcc",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "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
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
```

```
"isHideFloor": false,
"status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "2964150.00",
  "selectedBuildUpValue": "525.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "66e936e9eff259c8fe70a1ac",
      "name": "externalimg_r_1726559974215_1726559954958_image_16.jpg",
      "path": "cases/66e16ffe54df030e57a4e9e6/
externalimg_r_1726559974215_1726559954958_image_16.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "66e936e9eff259c8fe70a1a4",
```

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    "name": "externallmg_r_1726559968701_1726559954957_image_11.jpg",
    "path": "cases/66e16ffe54df030e57a4e9e6/
externallmg_r_1726559968701_1726559954957_image_11.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e936eceff259c8fe70a1a1",
    "name": "externallmg_r_172655996844_1726559954957_image_9.jpg",
    "path": "cases/66e16ffe54df030e57a4e9e6/
externallmg_r_172655996844_1726559954957_image_9.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e936eceff259c8fe70a19a",
    "name": "externallmg_r_1726559961211_1726559954957_image_3.jpg",
    "path": "cases/66e16ffe54df030e57a4e9e6/
externallmg_r_1726559961211_1726559954957_image_3.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e936eceff259c8fe70a19d",
    "name": "externallmg_r_1726559962782_1726559954957_image_5.jpg",
    "path": "cases/66e16ffe54df030e57a4e9e6/
externallmg_r_1726559962782_1726559954957_image_5.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e936eceff259c8fe70a19e",
    "name": "externallmg_r_1726559960362_1726559954957_image_2.jpg",
    "path": "cases/66e16ffe54df030e57a4e9e6/
externallmg_r_1726559960362_1726559954957_image_2.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e936eceff259c8fe70a1a0",
    "name": "externallmg_r_1726559964606_1726559954957_image_7.jpg",
    "path": "cases/66e16ffe54df030e57a4e9e6/
externallmg_r_1726559964606_1726559954957_image_7.jpg",
    "orientation": "portrait"
  },
  {

```

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    "status": false,
    "_id": "66e936eceff259c8fe70a1a5",
    "name": "externallmg_r_1726559969679_1726559954957_image_12.jpg",
    "path": "cases/66e16ffe54df030e57a4e9e6/
externallmg_r_1726559969679_1726559954957_image_12.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e936eceff259c8fe70a1a6",
    "name": "externallmg_r_1726559970493_1726559954957_image_13.jpg",
    "path": "cases/66e16ffe54df030e57a4e9e6/
externallmg_r_1726559970493_1726559954957_image_13.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e936eceff259c8fe70a1a2",
    "name": "externallmg_r_1726559965699_1726559954957_image_8.jpg",
    "path": "cases/66e16ffe54df030e57a4e9e6/
externallmg_r_1726559965699_1726559954957_image_8.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e936eceff259c8fe70a1a7",
    "name": "externallmg_r_1726559971820_1726559954957_image_14.jpg",
    "path": "cases/66e16ffe54df030e57a4e9e6/
externallmg_r_1726559971820_1726559954957_image_14.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e936eceff259c8fe70a1a8",
    "name": "externallmg_r_1726559973208_1726559954957_image_15.jpg",
    "path": "cases/66e16ffe54df030e57a4e9e6/
externallmg_r_1726559973208_1726559954957_image_15.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e936eceff259c8fe70a1ac",
    "name": "externallmg_r_1726559974215_1726559954958_image_16.jpg",
    "path": "cases/66e16ffe54df030e57a4e9e6/
externallmg_r_1726559974215_1726559954958_image_16.jpg",
    "orientation": "portrait"
  }
```

```
}
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "9655.00",
    "max": "9905.00"
  },
  "builtUpRateRange": {
    "min": "7427.00",
    "max": "7619.00"
  },
  "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": {
    "title": "Wardrobes",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
    "title": "Showcases",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
```



```
"title": "Kitchen arrangements",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"superfineFinish": {
  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
}
```

```
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "525.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
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"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66e16ffe54df030e57a4e9e6",
"ownerName": "Shri. Rajendra Trimbak Chopade",
"ownerPhoneNo": "8691940888",
"fullAddress": "Residential Flat No. 02, Ground Floor, Building No 11, The Radha
Nagar Co.-Op. Hsg. Soc. Ltd., Near Aayush Hospital, Khadakpada, Village - Gandhare,
Taluka - Kalyan, District - Thane, Kalyan (West), PIN Code - 421 301, State -
Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "28/04/1999",
      "from": {
        "value": "Transferor",
        "label": "Transferor"
      },
      "Transferor": "Shree Prabir Kumar Mitra",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Shri. Rajendra Trimbak Chopade",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "2233 / 1999"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "941032",
    "path": "cases/66e16ffe54df030e57a4e9e6/
document_1726050293721_SBI_ccc_Mr_Rajendra_Chopade.pdf",
    "fileName": "document_1726050293721_SBI_ccc_Mr_Rajendra_Chopade.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
```

```
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "23/05/1994",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Mahanagarpalika",
      "label": "Kalyan Mahanagarpalika"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KMP / NRV / BP / KV / 148 - 6"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1726732245509_234124.pdf",
  "path": "cases/66e16ffe54df030e57a4e9e6/
document_1726732245509_234124.pdf",
  "id": "460252",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Thu Sep 19 2024 13:20:45 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "27/09/1995",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Mahanagarpalika",
      "label": "Kalyan Mahanagarpalika"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KMP / NRV / CC / KV / 316"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1726732379970_118870.pdf",
  "path": "cases/66e16ffe54df030e57a4e9e6/
document_1726732379970_118870.pdf",
  "id": "963055",
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"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Thu Sep 19 2024 13:23:00 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
    "documentDate": "13/08/1998",
    "nameOfApprovingAuthority": {
      "value": "SOCIETY",
      "label": "SOCIETY"
    },
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Mr. Rajendra T. Chopade",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "162"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1726732482344_87870.pdf",
  "path": "cases/66e16ffe54df030e57a4e9e6/document_1726732482344_87870.pdf",
  "id": "929929",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Thu Sep 19 2024 13:24:42 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ee",
    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "31/08/2018",
    "remark": " issued by Ramachandra & Associates"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1726732800977_SBI_ccc_Mr_Rajendra_Chopade.pdf",
  "path": "cases/66e16ffe54df030e57a4e9e6/
document_1726732800977_SBI_ccc_Mr_Rajendra_Chopade.pdf",
```

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    "id": "582459",
    "uploadedBy": "627222afafd7d55eddeddd82",
    "createdAt": "Thu Sep 19 2024 13:30:04 GMT+0530 (India Standard Time)"
  }
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "011156",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "282815",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Sep 11 2024 15:55:02 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Rajendra Trimbak Chopade",
    "phone": "8691940888",
    "ownershipShare": "",
    "email": "",
    "id": "857481"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "557176",
    "name": "Living Room",
    "length": "16.00",
    "length1": "16",
    "length2": "00",
    "width": "9.00",
    "width1": "9",
    "width2": "00",
    "totalArea": "144.00",
    "images": [],
  }
]
```

```
"extraAreas": [],
"finalArea": "144.00"
},
{
  "measurementType": {
    "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"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "63.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "63.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bathroom",
```

```
"length": "4.00",
"length1": "4",
"length2": "00",
"width": "5.00",
"width1": "5",
"width2": "00",
"totalArea": "20.00",
"images": [],
"extraAreas": [],
"finalArea": "20.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "WC",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Cupboard",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "3.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "3.00"
}
```



```
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Passage",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Balcony",
  "length": "19.00",
  "length1": "19",
  "length2": "00",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "38.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "38.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
  },

```

```
"docMeasurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"selectAreaTypeDocument": "Built_Up",
"squareMeterArea": "48.77",
"totalAreaDocument": "525",
"docBuiltpPercentage": "",
"docFinalBuiltUp": "0.00",
"docFinalBuiltUpSquareMeter": "0.00",
"docSaleablePercentage": "0",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "514383"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "422.00",
    "squareMeterArea": "39.21",
    "expectedRate": "13625.59",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "548.60",
    "squareMeterArea": "50.97",
    "expectedRate": "10481.22",
    "percentage": "30"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printInReport": false,
  "_id": "66ea6250eff259c8fe70c357",
  "property": "Flat",
  "area": "422",
  "builtUpPercentage": "30",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": ""
}
```

```
"source": "Nobroker.com",
"expectedPrice": "5750000",
"expectedRate": "13625.59",
"builtUpExpectedRate": "10481.22",
"image": "cases/66e16ffe54df030e57a4e9e6/
indicator_1726636085835_Image.png",
"squareMeter": "39.21",
"id": "518425"
},
{
"carpetArea": {
"area": "430.00",
"squareMeterArea": "39.95",
"expectedRate": "12790.70",
"percentage": ""
},
"builtUpArea": {
"area": "559.00",
"squareMeterArea": "51.93",
"expectedRate": "9839.00",
"percentage": "30"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": false,
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"area": "430",
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"floor": "",
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"expectedPrice": "5500000",
"expectedRate": "12790.70",
"builtUpExpectedRate": "9839.00",
"image": "cases/66e16ffe54df030e57a4e9e6/
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"squareMeter": "39.95",
"id": "187947"
},
```

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  "carpetArea": {
    "area": "492.00",
    "squareMeterArea": "45.71",
    "expectedRate": "9654.47",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "59.42",
    "expectedRate": "7426.52",
    "percentage": "30"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "areaType": "Carpet",
  "floor": "",
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  "expectedPrice": "4750000",
  "expectedRate": "9654.47",
  "builtUpExpectedRate": "7426.52",
  "image": "cases/66e16ffe54df030e57a4e9e6/
indicator_1726636170286_Image.png",
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  "id": "252947"
},
{
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    "squareMeterArea": "58.16",
    "expectedRate": "9904.15",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "813.80",
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    "expectedRate": "7618.58",
    "percentage": "30"
  },
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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  "saleablePercentage": "0",
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  "floor": "",
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  "expectedRate": "9904.15",
  "builtUpExpectedRate": "7618.58",
  "image": "cases/66e16ffe54df030e57a4e9e6/
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  "squareMeter": "58.16",
  "id": "456061"
}
],
"externalImages": [
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externalImg_1726559960271_1726559954957_image_1.png",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66e936eceff259c8fe70a19a",
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externalImg_r_1726559961211_1726559954957_image_3.jpg",
```

```
"orientation": "portrait"
},
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  "orientation": "portrait"
},
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  "name": "externalimg_r_1726559962782_1726559954957_image_5.jpg",
  "path": "cases/66e16ffe54df030e57a4e9e6/externalimg_r_1726559962782_1726559954957_image_5.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "66e936e9335_1726559960362_1726559954957_image_2.jpg",
  "name": "externalimg_r_1726559960362_1726559954957_image_2.jpg",
  "path": "cases/66e16ffe54df030e57a4e9e6/externalimg_r_1726559960362_1726559954957_image_2.jpg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "66e936e9335_1726559963578_1726559954957_image_6.jpg",
  "name": "externalimg_r_1726559963578_1726559954957_image_6.jpg",
  "path": "cases/66e16ffe54df030e57a4e9e6/externalimg_r_1726559963578_1726559954957_image_6.jpg",
  "orientation": "portrait"
}
```

```
},
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  "orientation": "portrait"
},
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  "path": "cases/66e16ffe54df030e57a4e9e6/
externalimg_r_1726559967584_1726559954957_image_10.jpg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
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  "name": "externalimg_r_1726559968701_1726559954957_image_11.jpg",
  "path": "cases/66e16ffe54df030e57a4e9e6/
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  "orientation": "portrait"
},
}
```

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externalimg_r_1726559969679_1726559954957_image_12.jpg",
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},
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  "type": "EXTERNAL_IMAGES",
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  "_id": "66e936e936eff259c8fe70a1a6",
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  "path": "cases/66e16ffe54df030e57a4e9e6/
externalimg_r_1726559970493_1726559954957_image_13.jpg",
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  "path": "cases/66e16ffe54df030e57a4e9e6/
externalimg_r_1726559971820_1726559954957_image_14.jpg",
  "orientation": "portrait"
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  "orientation": "portrait"
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},
{
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    "status": false,
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    "path": "cases/66e16ffe54df030e57a4e9e6/
externalImg_r_1726559978015_1726559954958_image_19.jpg",
    "orientation": "portrait"
  },
  {
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    "status": false,
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    "filename": "1726636622820_Calculation_2chopade.xlsx",
    "path": "cases/66e16ffe54df030e57a4e9e6/
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    "size": "16071",
    "createdAt": "Wed Sep 18 2024 10:47:02 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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processingDocuments/1726636622820_igr1.pdf",
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    },
    {
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      "filename": "1726636622823_igr2.pdf",
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processingDocuments/1726636622823_igr2.pdf",
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      "createdAt": "Wed Sep 18 2024 10:47:02 GMT+0530 (India Standard Time)",
      "uploadedBy": "5fc78e26625ecd20ec1f88e9"
    },
    {
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      "filename": "1726636622824_Summary__chopade.xlsx",
      "path": "cases/66e16ffe54df030e57a4e9e6/
processingDocuments/1726636622824_Summary__chopade.xlsx",
      "size": "1988950",
      "createdAt": "Wed Sep 18 2024 10:47:02 GMT+0530 (India Standard Time)",
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  ],
  "leadRemarks": [],
  "audioRemarks": [],
  "remarks": [
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      "createdBy": {
        "_id": "5fc78e26625ecd20ec1f88e9",
        "role": "MAKER+CHECKER",
        "firstName": "Vaishali",
        "lastName": "Sarmalkar",
        "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
      },
      "workType": "RATE_VERIFY",
      "display": true,
      "status": true,
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      "note": "value shared",
    }
  ]
}
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"taskId": "66e1700854df030e57a4ea67",
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"createdAt": "2024-09-11T10:25:03.001Z",
"updatedAt": "2024-09-19T09:28:02.988Z",
"__v": 0,
"updatedBy": "627222afafd7d55eddedd82",
"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Mr. Rajendra Trimbak Chopade",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "self",
"siteVisitContactNo": "8691940888",
"buildingServicesRate": "2500",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 525.00",
"flatRate": "8500",
"landOtherRate": "6000",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Bathroom + WC +
Cupboard + Passage + Balcony",
"carpetTotal": "404.00",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "444.40",
"finalCarpetArea": "404.00",
"finalSalableArea": "488.84",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 365.00\nBalcony Area in Sq. Ft.
= 39.00\n",
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"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
  },
  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Thu Sep 19 2024 12:38:42 GMT+0530 (India Standard Time)",
"siteVisitDate": "2024-09-17"
}

```

Name	Length	Width	Total
Composition :			
Living Room	16'00"	9'00"	144.00
Bedroom	10'00"	10'00"	100.00
Kitchen	7'00"	9'00"	63.00
Bathroom	4'00"	5'00"	20.00
WC	4'00"	3'00"	12.00
Cupboard	3'00"	1'00"	3.00
Passage	3'00"	8'00"	24.00
Balcony	19'00"	2'00"	38.00
Other Composition :			