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{
  "typeOfReport": {
    "label": "Single Flat",
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  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Vinod",
    "type": "CREDITOFFICER",
    "_id": "668bb750e61b5802e8d945c7",
    "email": "sbi.04205@sbi.co.in",
    "lastName": "Jagtap",
    "mobileNo": "",
    "workMobileNo": "9860443086"
  },
  "fees": {
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    "propertyValue": "00",
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    "expectedFees": null,
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  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
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"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "4205 ",
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  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Samachar Marg, Fort, Mumbai, State - Maharashtra, Country - India"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
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"_id": "60af3d172ffdf65bcd6585cd",
"role": "PICKUPPERSON",
"firstName": "Sachin",
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"lastName": "Joshi",
"mobileNo": "9167204063",
"shortName": "SJ",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af3d172ffdf65bcd6585cd\
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"siteEngineer": {
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"_id": "62691c48afd7d55eddecfda3",
"role": "MAKER",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
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"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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"firstName": "Jayaraja",
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  "lastName": "Sarmalkar",
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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",
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  }
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"fatherName": "Baburao"
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  "value": "BANK"
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      "dateTime": "2024-09-12",
      "remark": "Samita Soni +44 7423 030394"
    },
    {
      "status": "COMPLETED",
      "dateTime": "2024-09-12",
      "remark": "MANUAL_IN_TASK"
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    {
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  "finalMeasurementType": "Sq. Ft.",
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    "label": true
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  "name": "City",
  "key": "city",
  "value": "Borivali (West), Mumbai",
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  "label": true
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  "label": true
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  "key": "SRO",
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  "value": "",
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  "name": "Suburb",
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  "value": "",
  "label": false
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified tiles flooring"
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Middle Class"
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  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Municipal Corporation of Greater Mumbai (MCGM)"
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  "whetherCoveredUnderAnyState": {
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    "label": "No"
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    "west": "Under Construction Building",
    "south": "RSC Road No. 37",
    "east": "Sanmitra Society"
  },
  "asPerDocumentAgreement": {
    "north": "Plot No. 08, Riddhi-Siddhi Society Chawl",
    "west": "Plot No. 116, Anad Vikas Soc.'s Building",
    "south": "Pragati School Road",
    "east": "Plot No. 118, Sanmitra Society Building"
  },
  "unitBoundaries": {
    "asPerActual": {
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      "east": "Lift / Flat No. 403",
      "south": "Marginal Space",
      "west": "Marginal Space"
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    "asPerDocument": {
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"north": "Passage/Staircase/Flat No. 401",
"east": "Lift / Flat No. 403",
"south": "Marginal Space",
"west": "Marginal Space"
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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": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan dated 04.03.2021
issued by Ex. Eng. Bldg. Permission Cell/ Greater Mumbai, Maharashtra Housing &
Area Development Authority.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"rate": "98330",
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"squareFeetGuideLineRate": "10962.00"
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"igrFinalRate": {
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  "rate": "98330.00",
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  "squareFeetGuideLineRate": "10962.00"
},
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
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  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "Asa per MHADA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
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    "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": "6\" Thk. Brick Masonery"
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Covered Parking Space",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
},
"planningArea": {
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  "label": "Residential"
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
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  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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},
"materialUsedList": {
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
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"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"maintenancelssues": {
  "value": "New_Building",
  "label": "New Building"
},
"visibleDamageInBuilding": {
  "value": "New_Building",
  "label": "New Building"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
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"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "22",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
"area": "530.20",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 10%"
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"routeMap": {
"routeMapDetail": {
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routeMap_1726231773088_Image.png",
"routeLat": "19.227007",
"routeLng": "72.825780",
"stationName": "Borivali",
"routeDistance": "3.9 km.",
"routeStation": {
"value": "Railway_Station",
"label": "Railway Station"
}
}
},
"finalLatLng": {
"coordinates": [
0,
0
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    "name": "I5fel",
    "image": "cases/66e28ef66c6d6c76574e938f/
routeMap_1726231634960_Image.png"
  }
]
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"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "potentialValueQty": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
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  "number": "2308170",
  "dayCount": "3",
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  "generatedBy": "5fc78e26625ecd20ec1f88e9"
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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": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"externalBrickWork": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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  "floorsCompleted": "",
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  "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": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
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  "isHideFloor": false,
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"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
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  "isHideFloor": false,
  "status": false
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"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
},
"workCompleted": {
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  "floorsCompleted": "",
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    "percentage": "0.00",
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    "status": true
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      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
      "status": false,
      "_id": "66e4297f68360ec91e34f41f",
      "name": "externallmg_1726228862864_externallmg_1726164959477_1726164925558_image_6.jpeg",
      "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862864_externallmg_1726164959477_1726164925558_image_6.jpeg",
      "orientation": "portrait"
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  ],
  "externalPhotos": [
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      "name": "externallmg_1726228862858_externallmg_1726164954229_1726164944683_image_0.jpeg",
      "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862858_externallmg_1726164954229_1726164944683_image_0.jpeg",
      "orientation": "portrait"
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      "status": false,
      "_id": "66e4297f68360ec91e34f421",
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    "name": "externallmg_1726228862865_externallmg_1726164960503_1726164944
683_image_1.jpeg",
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mg_1726164960503_1726164944683_image_1.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [
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    "name": "externallmg_1726288050943_1.jpg",
    "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726288050943_1.jpg",
    "orientation": "portrait"
  }
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"compositionImages": [
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    "name": "Living Room",
    "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862847_externall
mg_1726164948984_1726164925558_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e4297f68360ec91e34f41c",
    "name": "Living Room",
    "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862858_externall
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862869_externall
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    "status": false,
    "_id": "66e4297f68360ec91e34f423",
    "name": "Living Room",
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    "path": "cases/66e28ef66c6d6c76574e938f/externalimg_1726228862870_external  
mg_1726164963891_1726164925558_image_9.jpeg",  
    "orientation": "portrait"  
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    "name": "Living Room",  
    "path": "cases/66e28ef66c6d6c76574e938f/externalimg_1726228862864_external  
mg_1726164959655_1726164925558_image_7.jpeg",  
    "orientation": "portrait"  
  }  
]  
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"indicatorRange": {  
  "carpetRateRange": {  
    "min": "18050.00",  
    "max": "19737.00"  
  },  
  "builtUpRateRange": {  
    "min": "16409.00",  
    "max": "17943.00"  
  },  
  "saleableRateRange": {  
    "min": "0.00",  
    "max": "0.00"  
  }  
},  
"detailsOfValuation": {  
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    "isEditable": false  
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  "wardrobes": {  
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    "ratePerUnit": "0.00",  
    "estimatedValue": "0.00",  
    "status": true,  
    "isEditable": true  
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  "showcases": {
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"title": "Showcases",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "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",
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  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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},
"potentialValue": {
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  "ratePerUnit": "0.00",
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  "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,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "PARTIAL",
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"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "482.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66e28ef66c6d6c76574e938f",
"ownerName": "Mr. Tushar Kantilal Sagar",
"ownerPhoneNo": "0000000000",
"appAddress": "Flat no 404,4Floor,Om Sai Sadan,other no 117,RSC 37,Goran 2
Borivali West",
"remark": "Samita Soni +44 7423 030394",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "08/08/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Shrisai Akar Civilinfra India Private Limited",
      "to": {
        "value": "Allottee",
        "label": "Allottee"
      },
      "Allottee": "Mr. Tushar Kantilal Sagar (Through POA Varsha Kantilal Sagar) & Mrs.
Smita Ajay Soni (Through POA Varsha Kantilal Sagar)",
      "number": {
        "value": "Registration_No",
        "label": "Registration No"
      },
      "Registration_No": "13972/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "395296",
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"path": "cases/66e28ef66c6d6c76574e938f/document_1726123664802_1726123660455_Flat_404_Om_Sai_Sadan_Agreement_for_Sale_Registered.pdf",
"fileName": "document_1726123664802_1726123660455_Flat_404_Om_Sai_Sadan_Agreement_for_Sale_Registered.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "31/05/2023",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " MH/EE/(BP)/GM/MHADA-71/602/2023/FCC/2/Amend"
},
"isHardCopy": false,
"displayStatus": false,
"id": "343487",
"path": "cases/66e28ef66c6d6c76574e938f/document_1726234815699_CC.pdf",
"fileName": "document_1726234815699_CC.pdf"
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{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "04/09/2024",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " MH/EE/(BP)/GM/MHADA-71/602/2024/OCC/1/New"
},
"isHardCopy": false,
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"displayStatus": false,
"id": "795877",
"path": "cases/66e28ef66c6d6c76574e938f/document_1726234881356_OC.pdf",
"fileName": "document_1726234881356_OC.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "12/07/2021",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": " P51800029886"
},
"isHardCopy": false,
"displayStatus": false,
"id": "252011",
"path": "cases/66e28ef66c6d6c76574e938f/
document_1726235463918_Certificate.pdf",
"fileName": "document_1726235463918_Certificate.pdf"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "04/03/2021",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Housing_And_Area_Development_Authority",
      "label": "Maharashtra Housing And Area Development Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "-"
},
}
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"isHardCopy": false,
"displayStatus": false,
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"path": "cases/66e28ef66c6d6c76574e938f/document_1726287194970_Plan.pdf",
"id": "480430",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Sat Sep 14 2024 09:43:15 GMT+0530 (India Standard Time)"
}
],
"caseNumber": "011170",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
{
  "id": "132402",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Thu Sep 12 2024 12:19:26 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
  "name": "Mr. Tushar Kantilal Sagar",
  "phone": "0000000000",
  "ownershipShare": "",
  "email": "",
  "id": "975443"
},
{
  "name": "Mrs. Smita Ajay Soni",
  "phone": "",
  "email": "",
  "ownershipShare": "",
  "id": "348303"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "157196",
  "name": "Living Room",
  "length": "9.75",
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"length1": "9",
"length2": "9",
"width": "19.17",
"width1": "19",
"width2": "2",
"totalArea": "186.87",
"images": [],
"extraAreas": [],
"finalArea": "186.87"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "12.25",
  "length1": "12",
  "length2": "3",
  "width": "10.08",
  "width1": "10",
  "width2": "1",
  "totalArea": "123.52",
  "images": [],
  "extraAreas": [],
  "finalArea": "123.52"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "28.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.42"
},
}
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{
  "measurementType": {
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    "label": "Square Feet"
  },
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  "name": "Kitchen",
  "length": "8.58",
  "length1": "8",
  "length2": "7",
  "width": "7.58",
  "width1": "7",
  "width2": "7",
  "totalArea": "65.09",
  "images": [],
  "finalArea": "65.09",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "4.50",
  "length1": "4",
  "length2": "6",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "27.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Passage",
  "length": "2.92",
  "length1": "2",
  "length2": "11",
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"width": "6.25",
"width1": "6",
"width2": "3",
"totalArea": "18.23",
"images": [],
"extraAreas": [],
"finalArea": "18.23"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "304715",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "482",
  "squareMeterArea": "44.78",
  "docFinalBuiltUp": "530.20",
  "docFinalBuiltUpSquareMeter": "49.26",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "456.00",
    "squareMeterArea": "42.36",
    "expectedRate": "19736.84",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "501.60",
    "squareMeterArea": "46.60",
    "expectedRate": "17942.58",
```

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    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66e41b50eff259c8fe6ee6e8",
  "property": "Flat",
  "area": "456",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "Nobroker.com",
  "expectedPrice": "9000000",
  "expectedRate": "19736.84",
  "builtUpExpectedRate": "17942.58",
  "image": "cases/66e28ef66c6d6c76574e938f/
indicator_1726224929543_Image.png",
  "squareMeter": "42.36",
  "id": "109393"
},
{
  "carpetArea": {
    "area": "522.73",
    "squareMeterArea": "48.56",
    "expectedRate": "19704.25",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "575.00",
    "squareMeterArea": "53.42",
    "expectedRate": "17913.04",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "0",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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"_id": "66e5269c68360ec91e356003",
"property": "Flat",
"area": "575",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "10300000",
"expectedRate": "19704.25",
"builtUpExpectedRate": "10300000",
"image": "cases/66e28ef66c6d6c76574e938f/
indicator_1726224966463_Image.png",
"squareMeter": "53.42",
"id": "764489"
},
{
  "carpetArea": {
    "area": "646.00",
    "squareMeterArea": "60.02",
    "expectedRate": "18428.79",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "710.60",
    "squareMeterArea": "66.02",
    "expectedRate": "16753.45",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66e41b50eff259c8fe6ee6ea",
  "property": "Flat",
  "area": "646",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
```

```
"expectedPrice": "11905000.00",
"expectedRate": "18428.79",
"builtUpExpectedRate": "16753.45",
"image": "cases/66e28ef66c6d6c76574e938f/
indicator_1726225008613_Image.png",
"squareMeter": "60.02",
"id": "614711"
},
{
  "carpetArea": {
    "area": "482.00",
    "squareMeterArea": "44.78",
    "expectedRate": "18049.79",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "530.20",
    "squareMeterArea": "49.26",
    "expectedRate": "16408.90",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "66e41b50eff259c8fe6ee6eb",
  "property": "Flat",
  "area": "482",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "8700000",
  "expectedRate": "18049.79",
  "builtUpExpectedRate": "16408.90",
  "image": "cases/66e28ef66c6d6c76574e938f/
indicator_1726225039155_Image.png",
  "squareMeter": "44.78",
  "id": "652076"
}
],
```

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"externalImages": [  
  {  
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    "name": "externalimg_1726228862843_externalimg_1726164944768_17261649255  
52_image_0.jpeg",  
    "path": "cases/66e28ef66c6d6c76574e938f/externalimg_1726228862843_external  
mg_1726164944768_1726164925552_image_0.jpeg",  
    "orientation": "portrait"  
  },  
  {  
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    "status": false,  
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    "name": "externalimg_1726228862846_externalimg_1726164948364_17261649255  
58_image_1.jpeg",  
    "path": "cases/66e28ef66c6d6c76574e938f/externalimg_1726228862846_external  
mg_1726164948364_1726164925558_image_1.jpeg",  
    "orientation": "portrait"  
  },  
  {  
    "type": "EXTERNAL_IMAGES",  
    "status": false,  
    "_id": "66e4297f68360ec91e34f41a",  
    "name": "externalimg_1726228862847_externalimg_1726164948984_17261649255  
58_image_2.jpeg",  
    "path": "cases/66e28ef66c6d6c76574e938f/externalimg_1726228862847_external  
mg_1726164948984_1726164925558_image_2.jpeg",  
    "orientation": "portrait"  
  },  
  {  
    "type": "EXTERNAL_IMAGES",  
    "status": false,  
    "_id": "66e4297f68360ec91e34f41b",  
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58_image_3.jpeg",  
    "path": "cases/66e28ef66c6d6c76574e938f/externalimg_1726228862855_external  
mg_1726164950699_1726164925558_image_3.jpeg",  
    "orientation": "portrait"  
  },  
  {  
    "type": "EXTERNAL_IMAGES",  
    "status": false,  
    "_id": "66e4297f68360ec91e34f41c",  
    "name": "externalimg_1726228862858_externalimg_1726164952950_17261649255
```

```
58_image_4.jpeg",
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  "orientation": "portrait"
},
{
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  "status": false,
  "_id": "66e4297f68360ec91e34f41d",
  "name": "externallmg_1726228862858_externallmg_1726164954229_1726164944683_image_0.jpeg",
  "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862858_externallmg_1726164954229_1726164944683_image_0.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66e4297f68360ec91e34f41e",
  "name": "externallmg_1726228862863_externallmg_1726164957138_172616492558_image_5.jpeg",
  "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862863_externallmg_1726164957138_1726164925558_image_5.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66e4297f68360ec91e34f41f",
  "name": "externallmg_1726228862864_externallmg_1726164959477_172616492558_image_6.jpeg",
  "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862864_externallmg_1726164959477_1726164925558_image_6.jpeg",
  "orientation": "portrait"
},
{
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  "status": false,
  "_id": "66e4297f68360ec91e34f420",
  "name": "externallmg_1726228862864_externallmg_1726164959655_172616492558_image_7.jpeg",
  "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862864_externallmg_1726164959655_1726164925558_image_7.jpeg",
  "orientation": "portrait"
},
{
```

```
    "type": "EXTERNAL_IMAGES",
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    "_id": "66e4297f68360ec91e34f421",
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83_image_1.jpeg",
    "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862865_externall
mg_1726164960503_1726164944683_image_1.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
    "_id": "66e4297f68360ec91e34f422",
    "name": "externallmg_1726228862869_externallmg_1726164961762_17261649255
58_image_8.jpeg",
    "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862869_externall
mg_1726164961762_1726164925558_image_8.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66e4297f68360ec91e34f423",
    "name": "externallmg_1726228862870_externallmg_1726164963891_17261649255
58_image_9.jpeg",
    "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862870_externall
mg_1726164963891_1726164925558_image_9.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66e4297f68360ec91e34f424",
    "name": "externallmg_1726228862870_externallmg_1726164965481_17261649255
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    "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862870_externall
mg_1726164965481_1726164925558_image_10.jpeg",
    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "66e4297f68360ec91e34f425",
    "name": "externallmg_1726228862871_externallmg_1726164967475_17261649255
58_image_11.jpeg",
    "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726228862871_externall
```

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mg_1726164967475_1726164925558_image_11.jpeg",
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  "path": "cases/66e28ef66c6d6c76574e938f/externallmg_1726288050943_1.jpg",
  "orientation": "portrait"
}
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"externalDocuments": [],
"processingDocuments": [
  {
    "originalname": "Calculation (2)-tushar.xlsx",
    "filename": "1726225211544_Calculation_2tushar.xlsx",
    "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726225211544_Calculation_2tushar.xlsx",
    "size": "16032",
    "createdAt": "Fri Sep 13 2024 16:30:11 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
    "originalname": "igr1.pdf",
    "filename": "1726225211545_igr1.pdf",
    "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726225211545_igr1.pdf",
    "size": "161571",
    "createdAt": "Fri Sep 13 2024 16:30:11 GMT+0530 (India Standard Time)",
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  },
  {
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    "filename": "1726225211562_igr2.pdf",
    "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726225211562_igr2.pdf",
    "size": "156626",
    "createdAt": "Fri Sep 13 2024 16:30:11 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
    "originalname": "igr3.pdf",
    "filename": "1726225211576_igr3.pdf",
    "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726225211576_igr3.pdf",
```



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"size": "160252",
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},
{
"originalname": "igr4.pdf",
"filename": "1726225211590_igr4.pdf",
"path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726225211590_igr4.pdf",
"size": "160705",
"createdAt": "Fri Sep 13 2024 16:30:11 GMT+0530 (India Standard Time)",
"uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
{
"originalname": "igr5.pdf",
"filename": "1726225211604_igr5.pdf",
"path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726225211604_igr5.pdf",
"size": "162134",
"createdAt": "Fri Sep 13 2024 16:30:11 GMT+0530 (India Standard Time)",
"uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
{
"originalname": "igr6.pdf",
"filename": "1726225211617_igr6.pdf",
"path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726225211617_igr6.pdf",
"size": "162857",
"createdAt": "Fri Sep 13 2024 16:30:11 GMT+0530 (India Standard Time)",
"uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
{
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"filename": "1726225211630_Summary__tushar.xlsx",
"path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726225211630_Summary__tushar.xlsx",
"size": "2778557",
"createdAt": "Fri Sep 13 2024 16:30:11 GMT+0530 (India Standard Time)",
"uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
{
"originalname": "WhatsApp Image 2024-09-13 at 3.49.31 PM.jpeg",
"filename": "1726225211865_WhatsApp_Image_20240913_at_34931_PM.jpeg",
"path": "cases/66e28ef66c6d6c76574e938f/processingDocuments/1726225211865_
WhatsApp_Image_20240913_at_34931_PM.jpeg",
"size": "118102",
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"createdAt": "Fri Sep 13 2024 16:30:11 GMT+0530 (India Standard Time)",
"uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
{
  "originalname": "OC.pdf",
  "filename": "1726227870877_OC.pdf",
  "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726227870877_OC.pdf",
  "size": "184778",
  "createdAt": "Fri Sep 13 2024 17:14:30 GMT+0530 (India Standard Time)",
  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
},
{
  "originalname": "CC.pdf",
  "filename": "1726286472715_CC.pdf",
  "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726286472715_CC.pdf",
  "size": "195022",
  "createdAt": "Sat Sep 14 2024 09:31:13 GMT+0530 (India Standard Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
},
{
  "originalname": "OC.pdf",
  "filename": "1726286472722_OC.pdf",
  "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726286472722_OC.pdf",
  "size": "184778",
  "createdAt": "Sat Sep 14 2024 09:31:13 GMT+0530 (India Standard Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
},
{
  "originalname": "Sale Deed - 2024.pdf",
  "filename": "1726286472775_Sale_Deed__2024.pdf",
  "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726286472775_Sale_Deed__2024.pdf",
  "size": "9123754",
  "createdAt": "Sat Sep 14 2024 09:31:13 GMT+0530 (India Standard Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
},
{
  "originalname": "Site Details.jpeg",
  "filename": "1726286473054_Site_Details.jpeg",
  "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726286473054_Site_Details.jpeg",
  "size": "118102",
  "createdAt": "Sat Sep 14 2024 09:31:13 GMT+0530 (India Standard Time)",
```

```
"uploadedBy": "60f91b6f344e052188ffd1fc"
},
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  "filename": "1726286488651_9447ae6e44bc43bd983e31ae9ed8ca93.pdf",
  "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726286488651_9447ae6e44bc43bd983e31ae9ed8ca93.pdf",
  "size": "333680",
  "createdAt": "Sat Sep 14 2024 09:31:28 GMT+0530 (India Standard Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
},
{
  "originalname": "CC1.pdf",
  "filename": "1726286488655_CC1.pdf",
  "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726286488655_CC1.pdf",
  "size": "405102",
  "createdAt": "Sat Sep 14 2024 09:31:28 GMT+0530 (India Standard Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
},
{
  "originalname": "CC2.pdf",
  "filename": "1726286488667_CC2.pdf",
  "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726286488667_CC2.pdf",
  "size": "62063",
  "createdAt": "Sat Sep 14 2024 09:31:28 GMT+0530 (India Standard Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
},
{
  "originalname": "Certificate.pdf",
  "filename": "1726286488689_Certificate.pdf",
  "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726286488689_Certificate.pdf",
  "size": "152653",
  "createdAt": "Sat Sep 14 2024 09:31:28 GMT+0530 (India Standard Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
},
{
  "originalname": "Declaration 2.pdf",
  "filename": "1726286488699_Declaration_2.pdf",
  "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726286488699_Declaration_2.pdf",
  "size": "440542",
  "createdAt": "Sat Sep 14 2024 09:31:28 GMT+0530 (India Standard Time)",
  "uploadedBy": "60f91b6f344e052188ffd1fc"
}
```

```
    },
    {
      "originalName": "Details.pdf",
      "filename": "1726286488706_Details.pdf",
      "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726286488706_Details.pdf",
      "size": "942748",
      "createdAt": "Sat Sep 14 2024 09:31:28 GMT+0530 (India Standard Time)",
      "uploadedBy": "60f91b6f344e052188ffd1fc"
    },
    {
      "originalName": "Plan.pdf",
      "filename": "1726286488714_Plan.pdf",
      "path": "cases/66e28ef66c6d6c76574e938f/
processingDocuments/1726286488714_Plan.pdf",
      "size": "427589",
      "createdAt": "Sat Sep 14 2024 09:31:28 GMT+0530 (India Standard Time)",
      "uploadedBy": "60f91b6f344e052188ffd1fc"
    }
  ],
  "leadRemarks": [],
  "audioRemarks": [],
  "remarks": [
    {
      "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,
      "_id": "66e41b4beff259c8fe6ee6e3",
      "note": "value confirmed. pending for oc.",
      "taskId": "66e291ac6c6d6c76574e9b69",
      "createdAt": "2024-09-13T11:00:27.725Z"
    }
  ],
  "createdAt": "2024-09-12T06:49:26.731Z",
  "updatedAt": "2024-09-14T06:07:12.188Z",
  "__v": 0,
  "assignmentType": {
    "value": "Retail",
```

```
"label": "Retail"
},
"fullAddress": "Residential Flat No. 404, 4th Floor, Om Sai Sadan Co-op. Hsg.
Soc.Ltd., Plot No. 117, MHADA Layout, RSC - 37, Gorai Part - II, Village - Borivali,
Taluka - Borivali, District - Mumbai Suburban, Borivali (West), Mumbai, PIN - 400 092,
State - Maharashtra, India",
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "60af3d172ffdf65bcd6585cd",
"contactPersonName": "Mr. Kalpesh Oza",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "50",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Broker",
"siteVisitContactNo": "9869263071",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 482.00",
"flatRate": "18500",
"landOtherRate": "15700",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"reportGeneratedDate": "Sat Sep 14 2024 18:11:47 GMT+0530 (India Standard
Time)",
"siteVisitDate": "2024-09-12",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + 2 Toilet + Passage",
"carpetTotal": "449.13",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "494.04",
"finalCarpetArea": "449.13",
"finalSalableArea": "494.04",
"salablePercentage": "0",
"toBeAdded": "",
"finalSaleablePercentage": "0",
"extendOfSiteRemark": "All the above areas are within 7% 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",

```
"siteMeasurementRemark": "",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}
```

Name	Length	Width	Total
Composition :			
Living Room	9'9"	19'2"	186.87
Bedroom	12'3"	10'1"	123.52
Toilet	3'8"	7'9"	28.42
Kitchen	8'7"	7'7"	65.09
Toilet	4'6"	6'00"	27.00
Passage	2'11"	6'3"	18.23
Other Composition :			