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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "toAssess": {
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  "creditOfficer": {
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    },
    "firstName": "Nupur ",
    "type": "CREDITOFFICER",
    "_id": "6687a1a2a403df7f574ea256",
    "email": "ulpvashi@unionbankofindia.com",
    "lastName": "Kamble",
    "mobileNo": "",
    "workMobileNo": "8830863283"
  },
  "fees": {
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"organization": {
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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": "Union Bank of India",
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  "initial": "UBI",
  "remark": "Temp",
  "status": true
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  "alternateMobileNo": "",
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  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
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Sector 19 Vashi Navi Mumbai-400705"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"_id": "60b7189d2ffdf65bcd65882b",
"role": "PICKUPPERSON",
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"lastName": "Kasare",
"mobileNo": "9167204055",
"shortName": "RBK",
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\\profilePhoto_1622701555488_WhatsApp Image 2021-06-03 at 11.46.40 AM.jpeg"
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"role": "SITEENGINEER",
"firstName": "Rajesh",
"email": "rajeshb.ghadi@gmail.com",
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"designation": "",
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"rateVerifier": {
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"_id": "5fc78e26625ecd20ec1f88e9",
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"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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"mobileNo": "9004437379",
"shortName": "VS",
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{
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"label": "Registered Valuer"
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"_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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  "number": "CAT-I-F-1763"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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"fatherName": "Baburao"
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      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-09-14",
      "remark": "MANUAL_IN_TASK"
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  "label": false
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  "value": "",
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  "value": "Type - G",
  "label": false
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  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
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  "roof": {
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    "label": "R.C.C. slab"
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    "label": "Vitrified tiles flooring"
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    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "label": "Cement Plastering"
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    "label": "Middle Class"
  },
  "populationGroupList": {
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    "label": "Urban"
  },
  "townplanApprovedByList": {
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    "label": "Navi Mumbai Municipal Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
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  "asPerActualAgreement": {
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    "west": "F Type Buildings",
    "south": "Rajesh Nayar Marg",
    "east": "Karmvir Bhau Rao Patil Road"
  },
  "asPerDocumentAgreement": {
    "north": "School Plot",
    "west": "Condominium No. F Type",
    "south": "Condominium No. H & I",
    "east": "Plot No. 19"
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  "unitBoundaries": {
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      "north": "Marginal Space",
      "east": "Staircase",
      "south": "Residential Flat No. G-54/2:1,",
      "west": "Marginal Space"
    },
    "asPerDocument": {
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      "east": "Information not available",
      "south": "Information not available",
    }
  }
}
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    "west": "Information not available"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "+ Flowerbed & Attached Terrace Area.",
"dateOfIssusApprovePlan": "The property is constructed by CIDCO. As CIDCO itself
is planning authority. Building construction permission is assumed to be available.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 979.98 Sq. Ft (Including
Flowerbed and Terrace Area) is more than Built up area 969.00 Sq. Ft. mentioned in the
documents provided to us. We have considered area mentioned in the documents.
Hence, to give proper weightage to the value of the property, higher rate is considered.",
  "depreciationPercentage": "43.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "15912.5",
  "depreciatedBuildingRate": "1412.5"
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"landRate": "59500",
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"squareFeetGuideLineRate": "11748.00"
},
"igrFinalRate": {
  "floorRatePercentage": "90",
  "depreciationPercentage": "71",
  "rate": "9944.00",
  "squareFeetGuideLineRate": "9944.00",
  "squareMeterGuideLineRate": "107035.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "NE0000828382",
  "taxPaidHolderName": "Fernandes Sebastianz",
  "taxAmount": "1,651/-",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per CIDCO norms",
  "tenantName": "",
  "maintenanceOfFlat": "Vacant flat with normal condition"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed aera",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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"value": "R.C.C._slab",
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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": "Open Parking Space",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
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"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "1995",
"fullDate": "1/1/1995"
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"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": {
"value": "Normal",
"label": "Normal"
},
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"materialUsedList": {
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},
"structuralSafety": {
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  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
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    "label": "Information not available"
  },
  "groundStilt": {
    "value": "ground",
    "label": "Ground"
  },
  "yearOfConstructionAsPer": {
    "value": "As_per_Possession_Letter",
    "label": "As per Possession Letter"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "31",
  "ageOfBuilding": "29",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "3",
  "flatFloorNo": "2",
  "noOfLifts": "",
  "noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "0.00"
},
"routeMap": {
  "routeMapDetail": {
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routeMap_1726733063448_Image.png",
    "routeLat": "19.045277",
    "routeLng": "73.013475",
    "stationName": "Nerul",
    "routeDistance": "1.8 km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
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    0,
    0
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  "type": "Point"
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"showLocation": {
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"latlng": false,
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routeMap_1726730327417_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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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
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  "totalelectricityDepositsRate": "0",
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  "othersQty": "0",
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"finaltotal": "13748832.00",
"distressValuePercentage": "80",
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"outward": {
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  "number": "2308279",
  "dayCount": "12",
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},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "isHideFloor": false,
    "status": false
  }
}
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},
"externalBrickWork": {
  "label": "External Brick Work",
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  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
},
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
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"status": false
},
"externalPainting": {
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  "floorsCompleted": "",
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"electrificationPlumbingSanitaryInstallation": {
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  "status": false
},
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  "label": "Lift Installation",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
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  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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  "isHideFloor": true,
  "status": true
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externallmg_1726458721684_WhatsApp_Image_20240916_at_083724_2.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
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      "_id": "66ee7129364a0f4dac137946",
      "name": "externallmg_1726902568781_4.jpg",
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      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
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      "path": "cases/66e3f7c868360ec91e34a0a8/
externallmg_1726458721681_WhatsApp_Image_20240916_at_083723_1.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "66e7ab61107b3378fb9de317",
      "name":
"externallmg_1726458721685_WhatsApp_Image_20240916_at_083724_3.jpeg",
      "path": "cases/66e3f7c868360ec91e34a0a8/
externallmg_1726458721685_WhatsApp_Image_20240916_at_083724_3.jpeg",
      "orientation": "portrait"
    }
  ],
}
```

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  "name":
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  "path": "cases/66e3f7c868360ec91e34a0a8/
externallmg_1726458738384_WhatsApp_Image_20240916_at_083724.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "66e7ab72107b3378fb9de367",
  "name":
"externallmg_1726458738397_WhatsApp_Image_20240916_at_083727_1.jpeg",
  "path": "cases/66e3f7c868360ec91e34a0a8/
externallmg_1726458738397_WhatsApp_Image_20240916_at_083727_1.jpeg",
  "orientation": "portrait"
}
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
  {
    "status": false,
    "_id": "66e7ab61107b3378fb9de308",
    "name": "Living Room",
    "path": "cases/66e3f7c868360ec91e34a0a8/
externallmg_1726458721670_WhatsApp_Image_20240916_at_083732_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e7ab61107b3378fb9de30c",
    "name": "Living Room",
    "path": "cases/66e3f7c868360ec91e34a0a8/
externallmg_1726458721672_WhatsApp_Image_20240916_at_083733_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66e7ab72107b3378fb9de36b",
    "name": "Living Room",
    "path": "cases/66e3f7c868360ec91e34a0a8/
externallmg_1726458738398_WhatsApp_Image_20240916_at_083728_2.jpeg",
    "orientation": "portrait"
  },
}
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{
  "status": false,
  "_id": "66e7ab72107b3378fb9de370",
  "name": "Living Room",
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externallmg_1726458738400_WhatsApp_Image_20240916_at_083729.jpeg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "66e7ab72107b3378fb9de369",
  "name": "Living Room",
  "path": "cases/66e3f7c868360ec91e34a0a8/
externallmg_1726458738398_WhatsApp_Image_20240916_at_083727.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66ee7031bdd9ce4dabcf8ce7",
  "name": "Living Room",
  "path": "cases/66e3f7c868360ec91e34a0a8/externallmg_1726902321174_3.jpg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66e7ab72107b3378fb9de368",
  "name": "Living Room",
  "path": "cases/66e3f7c868360ec91e34a0a8/
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  "orientation": "portrait"
}
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "14567.00",
    "max": "27143.00"
  },
  "builtUpRateRange": {
    "min": "12139.00",
    "max": "22620.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
}
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},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
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    "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",
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"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": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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"taskStatus": {
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"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "864.00",
"empanelmentNo": [
  "ROS:ADV:Valuer/033:008:2021-22"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "66e3f7c868360ec91e34a0a8",
"ownerName": "Mr. Fernandes Sebastianz",
"ownerPhoneNo": "8080465857",
"appAddress": "flat no .G 54 /2;2 /2 nd floor plot no . 7 sector no 4 Nerul ",
"remark": "bankar Nupur kamble sir ",
"documents": [
  {
    "documentType": {
      "value": "60ae124aaa6d152c1801b2f9",
      "label": "Memorandum of Understanding"
    },
    "inputs": {
      "documentDate": "05/09/2024",
      "from": {
        "value": "Seller",
```

```
    "label": "Seller"
  },
  "Seller": "Mr. Fernandes Sebastianz",
  "to": {
    "value": "Purchaser",
    "label": "Purchaser"
  },
  "Purchaser": "Mr. Ashok Kumar Rajkumar Gupta"
},
"isHardCopy": false,
"displayStatus": true,
"id": "173028",
"path": "cases/66e3f7c868360ec91e34a0a8/document_1726216121992_1726216120017_ashok_gupta_union_Bank_vashi_Rlp.pdf",
"fileName": "document_1726216121992_1726216120017_ashok_gupta_union_Bank_vashi_Rlp.pdf"
},
{
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "13/10/1995",
    "from": {
      "value": "The_Corporation",
      "label": "The Corporation"
    },
    "The_Corporation": "City And Industrial Development Corporation of Maharashtra Limited",
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Shri. Fernandes Sebastianz",
    "number": {
      "value": "Registration_No",
      "label": "Registration No"
    },
    "Registration_No": "-"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "296031",
  "path": "cases/66e3f7c868360ec91e34a0a8/document_1726216295970_1726216280985_ashok_gupta_draft_agreement_.pdf",
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"fileName":
"document_1726216295970_1726216280985_ashok_gupta_draft_agreement_.pdf"
},
{
  "documentType": {
    "value": "60ae1249aa6d152c1801b2f1",
    "label": "Society Maintenance Bill"
  },
  "inputs": {
    "documentDate": "01/07/2024",
    "remark": "in the name of Sebastin Z. Fernandez against Flat Flat No. G/54/2:2
issued by New Saptarshi Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "2400122"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1726746518424_Maintenance_Bill.pdf",
  "path": "cases/66e3f7c868360ec91e34a0a8/
document_1726746518424_Maintenance_Bill.pdf",
  "id": "818867",
  "uploadedBy": "60f91b6f344e052188ffd1fc",
  "createdAt": "Thu Sep 19 2024 17:18:38 GMT+0530 (India Standard Time)"
},
{
  "documentType": {
    "value": "60ae124daa6d152c1801b306",
    "label": "Property Tax"
  },
  "inputs": {
    "documentDate": "01/04/2024",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " NE0000828382"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "294754",
  "path": "cases/66e3f7c868360ec91e34a0a8/
document_1726746844259_Property_tAX.pdf",
  "fileName": "document_1726746844259_Property_tAX.pdf"
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},
{
  "documentType": {
    "value": "60ae1263aa6d152c1801b36b",
    "label": "Taking Over Possession by the Allottee"
  },
  "inputs": {
    "documentDate": "13/10/1995",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": ""
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "223678",
  "path": "cases/66e3f7c868360ec91e34a0a8/
document_1726747051491_Taking_Over_Possession.pdf",
  "fileName": "document_1726747051491_Taking_Over_Possession.pdf"
}
],
"caseNumber": "011192",
"createdBy": "60b7189d2ffdf65bcd65882b",
"caseHistory": [
  {
    "id": "681213",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Fri Sep 13 2024 13:58:56 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Fernandes Sebastianz",
    "phone": "8080465857",
    "ownershipShare": "",
    "email": "",
    "id": "974863"
  }
],
"proposePurchasers": [
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{
  "name": "Mr. Ashok Kumar Rajkumar Gupta",
  "phone": "",
  "email": "",
  "ownershipShare": ""
}
],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "917781",
    "name": "Living Room",
    "length": "9.67",
    "length1": "9",
    "length2": "8",
    "width": "9.25",
    "width1": "9",
    "width2": "3",
    "totalArea": "89.42",
    "images": [],
    "extraAreas": [
      {
        "measurementType": {
          "value": "Square_Feet",
          "label": "Square Feet"
        },
        "_id": "66ec0b5cbdd9ce4dabce3ce7",
        "name": "Living Room",
        "extraAreaType": "Add",
        "length": "15.75",
        "length1": "15",
        "length2": "9",
        "width": "9.08",
        "width1": "9",
        "width2": "1",
        "totalArea": "143.06"
      }
    ]
  },
  "finalArea": "232.48000000000002"
},
{
  "measurementType": {
```

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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "9.42",
  "length1": "9",
  "length2": "5",
  "width": "5.33",
  "width1": "5",
  "width2": "4",
  "totalArea": "50.22",
  "images": [],
  "extraAreas": [],
  "finalArea": "50.22"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "4.92",
  "length1": "4",
  "length2": "11",
  "width": "2.42",
  "width1": "2",
  "width2": "5",
  "totalArea": "11.88",
  "images": [],
  "extraAreas": [
    {
      "measurementType": {
        "value": "Square_Feet",
        "label": "Square Feet"
      },
      "_id": "66ec0bb9364a0f4dac1225c4",
      "name": "Toilet",
      "extraAreaType": "Add",
      "length": "3.92",
      "length1": "3",
      "length2": "11",
      "width": "3.42",
      "width1": "3",
      "width2": "5",
```



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    "totalArea": "13.38"
  }
],
"finalArea": "25.26"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "9.25",
  "width1": "9",
  "width2": "3",
  "totalArea": "91.73",
  "images": [],
  "extraAreas": [],
  "finalArea": "91.73"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "4.25",
  "length1": "4",
  "length2": "3",
  "width": "3.50",
  "width1": "3",
  "width2": "6",
  "totalArea": "14.87",
  "images": [],
  "extraAreas": [],
  "finalArea": "14.87"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },

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"id": "5",
"name": "Bedroom",
"length": "17.42",
"length1": "17",
"length2": "5",
"width": "9.75",
"width1": "9",
"width2": "9",
"totalArea": "169.81",
"images": [],
"extraAreas": [],
"finalArea": "169.81"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "5.75",
  "length1": "5",
  "length2": "9",
  "width": "6.33",
  "width1": "6",
  "width2": "4",
  "totalArea": "36.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "36.42"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "4.83",
  "length1": "4",
  "length2": "10",
  "width": "3.67",
  "width1": "3",
  "width2": "8",
  "totalArea": "17.72",
  "images": [],
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"extraAreas": [],
"finalArea": "17.72"
},
],
"otherComposition": [
{
"toBeAdded": {
"label": "Carpet",
"value": "Carpet"
},
"name": {
"label": "Flowered Area",
"value": "Flowered_Area"
},
"measurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
},
"id": "0",
"length": "1.83",
"length1": "1",
"length2": "10",
"width": "9.50",
"width1": "9",
"width2": "6",
"totalArea": "17.42",
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    "filename": "1726727526295_Calculation_2__gupta.xlsx",
    "path": "cases/66e3f7c868360ec91e34a0a8/
processingDocuments/1726727526295_Calculation_2__gupta.xlsx",
    "size": "16034",
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  {
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  {
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    "size": "148611",
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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  {
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  "filename": "1726749196052_Memorundam_of_Under_Statnding__2024.pdf",
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      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
    },
    "workType": "RATE_VERIFY",
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    "status": true,
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    "note": "Value shared",
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    "createdAt": "2024-09-19T06:32:13.045Z"
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"createdAt": "2024-09-13T08:28:56.094Z",
"updatedAt": "2024-09-21T07:27:01.292Z",
"__v": 0,
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"updatedBy": "5fc78e26625ecd20ec1f88e9",
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. G-54/2:2, 2nd Floor, Building No G-54, New
Saptarshi Co-op. Hsg. Soc. Ltd., Type - G, Plot No. 7, Sector 4, Village - Nerul, Taluka -
Thane, District - Thane, Navi Mumbai, PIN - 400 706, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "60b7189d2ffdf65bcd65882b",
"contactPersonName": "Mr. Ashok Kumar Rajkumar Gupta",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Ashok Kumar Rajkumar Gupta",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Proposed Purchaser",
"siteVisitContactNo": "8080465857",
"buildingServicesRate": "2500",
"finalAreaType": "Built Up Area",
"finalAsPerArea": "Agreement For Sale",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 864.00",
"flatRate": "17000",
"landOtherRate": "14500",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + 3 Toilet + Passage",
"carpetTotal": "638.51",
"otherCarpetTotal": "341",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "341.47",
"otherCompositionSaleableTotal": "0.00",
"builtupPercentage": "20",
"finalBuiltupArea": "1175.98",
"finalCarpetArea": "979.98",
"finalSalableArea": "1175.98",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "Built-up Area in Sq. Ft. = 527.00\nAttached Terrace Area in
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Sq. Ft. = 70.00 (40% of 175.00 Sq. Ft. Terrace Area)\nAdditional F.S.I. Area in sq. Ft. = 267.00\n",

"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 638.51\nTerrace Area in Sq. Ft. = 324.05\nFlowerbed Area in Sq. Ft. = 17.42\n
\n",

"finalSaleablePercentage": "",

"reportGeneratedDate": "Sat Sep 21 2024 12:04:02 GMT+0530 (India Standard Time)",

"siteVisitDate": "2024-09-14",

"landDetails": {

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"label": "Free Hold",

"value": "Free_Hold"

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"leaseDetails": {

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"lesseeName": "",

"leasePremium": "",

"leaseRent": "",

"leasePeriod": 0,

"leaseFrom": "",

"leaseTo": "",

"remainingLeasePeriod": 0,

"leaseDate": ""

}

}

}

Name	Length	Width	Total
Composition :			
Living Room	9'8"	9'3"	89.42
Kitchen	9'5"	5'4"	50.22
Toilet	4'11"	2'5"	11.88
Bedroom	9'11"	9'3"	91.73
Toilet	4'3"	3'6"	14.87
Bedroom	17'5"	9'9"	169.81
Toilet	5'9"	6'4"	36.42
Passage	4'10"	3'8"	17.72

Other
Composition :

Flowered Area	1'10"	9'6"	17.42
Terrace Area	11'8"	14'7"	170.14
