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{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
    "amalgamated": false,
    "proposePurchaser": true,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
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  "purposeOfValuation": {
    "value": "Housing_Loan",
    "label": "Housing Loan"
  },
  "masterTypeOfPurpose": {
    "value": "Non_SARFAESI",
    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "660cfbdfc8c252224ff06ac1"
    },
    "firstName": "Sandeep ",
    "type": "CREDITOFFICER",
    "_id": "660cfbdfc8c252224ff06ac6",
    "lastName": "Deshettiwar",
    "mobileNo": "",
    "workMobileNo": "7775875419",
    "email": "vjdome@bankofbaroda.co.in"
  },
  "fees": {
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
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  "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": {
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  "type": "BANK",
  "name": "Bank Of Baroda",
  "displayName": "Bank Of Baroda",
  "initial": "BOB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "660cfbdfc8c252224ff06ac1",
  "name": "E Vijaya Dombivali East Branch",
  "branchCode": "",
  "mobileNo": "02512456336",
  "alternateMobileNo": "",
  "email": "vjdome@bankofbaroda.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Vaishampayan Building Babasahev Joshi Road, Off Phadke Road
Dombivali East - 421201"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"staff": {
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"type": "EMPLOYEE",
  "_id": "656aa949cebbe1714411d21b",
  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
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  "_id": "64e5a649daae6a1c98101989",
  "role": "SITEENGINEER",
  "firstName": "Sameer",
  "email": "sameeryp2010@gmail.com",
  "lastName": "Parab",
  "mobileNo": "8291009567",
  "designation": "Site Engineer",
  "shortName": "Sameer",
  "workWithDocumentMaker": "62ea09ea4e679b264caf07d7"
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"rateVerifier": {
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  "_id": "5fc78e26625ecd20ec1f88e9",
  "role": "MAKER+CHECKER",
  "firstName": "Vaishali",
  "email": "v.sarmalkar@vastukala.org",
  "lastName": "Sarmalkar",
  "mobileNo": "9004437379",
  "shortName": "VS",
  "workWithDocumentMaker": "1",
  "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
  "designation": ""
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"maker": {
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  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvanta",
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  "designation": "",
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  "lastName": "Sarmalkar",
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  "designation": ""
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    "valuersRegistrationNumber": [
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        "label": "Registered Valuer"
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    "type": "EMPLOYEE",
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    "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": "IBBI/RV/07/2018/10366"
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    }
  }
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    "number": "AM161706-3"
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    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
  }
],
"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
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  "label": "BANK"
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"location": {
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  "longitude": "73.11387230363363"
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"schedule": [],
"visitedDate": [
  {
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    "dateTime": "2024-10-03",
    "remark": "LUMSUM-1.10 Cr"
  },
  {
    "status": "COMPLETED",
    "dateTime": "2024-10-03",
    "remark": "MANUAL_IN_TASK"
  }
]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
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    "key": "state",
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    "label": true
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    "key": "country",
    "value": "India",
    "label": false
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  "village": {
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    "value": "Chole",
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  "value": "",
  "label": true
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  "value": "Thane",
  "label": true
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"city": {
  "status": true,
  "name": "City",
  "key": "city",
  "value": "Dombivli (East)",
  "label": false
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"tahasilNo": {
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Kalyan",
  "label": true
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  "key": "plotNo",
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"label": true
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  "key": "buildingName",
  "value": "Rachana Topaz Co.-Op. Hsg. Soc. Ltd.",
  "label": false
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"selectArea": {
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  "key": "selectArea",
  "value": "",
  "label": true
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  "name": "Street 1",
  "key": "street1",
  "value": "Nehru Road",
  "label": false
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  "name": "Street 2",
  "key": "street2",
  "value": "Bapu Datar Road",
  "label": false
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  "key": "landmark",
  "value": "Near Joshi High School",
  "label": false
},
"wing": {
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  "value": "",
  "label": true
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"projectName": {
  "status": false,
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  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "value": "4323 & 4324",
  "label": true
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  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "102/A & 102/B",
  "label": false
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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"GUTNo": {
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  "name": "Gut No.",
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  "label": true
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"key": "postalCode",
"value": "PIN Code - 421 201",
"label": false
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"suburb": {
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid door with safety door"
  },
  "windows": {
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    "label": "Powder coated Aluminum sliding windows with M. S. Grills"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering with POP false Ceiling"
  }
}
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"general": {
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  "populationClassList": {
    "value": "MiddleClass",
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"label": "Middle Class"
},
"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
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"townplanApprovedByList": {
  "value": "Kalyan_Dombivali_Municipal_Corporation",
  "label": "Kalyan Dombivali Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
},
"asPerActualAgreement": {
  "north": "Kusumanand Building",
  "west": "Bapu Datar Marg",
  "south": "Shreepad Shreevallabh CHS",
  "east": "Guru Mandir Road / Vitthal Niwas"
},
"asPerDocumentAgreement": {
  "north": "Details not available",
  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Gate",
    "east": "Flat No. 101",
    "south": "Compound",
    "west": "Compound"
  },
  "asPerDocument": {
    "north": "Korde Bungalow / Prasad Bungalow",
    "east": "Vitthal Niwas",
    "south": "Dr. Ghotilar Bungalow & Shripad Apartment",
    "west": "Property of Tipnis family"
  },
  "isDisplay": false,
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  }
},
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"taxies": {
  "title": "Taxies"
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"auto": {
  "title": "Auto"
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"privateCars": {
  "title": "Private Cars"
}
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Approved Building Plan Document No.KDMC/ NRV /
CC / Domb / 331 Dated 04.02.2015 issued by\nKalyan Dombivli Municipal Corporation",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"compositeRate": {
  "remark": "1. As per approved plan there are 3 flats on 1st floor. As per site Flat No.
102 is amalgamated and numbered as Flat No. 102A & 102B in the Agreement. As per
society nameboard there are only 2 flats on each floor.<br />\n2. As per actual
measurement total Carpet area is 926.00 Sq. Ft. (Excluding nich area).<br />\n3. The
value is inclusive of interior.<br />",
  "depreciationPercentage": "13.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "12362.5",
  "depreciatedBuildingRate": "2162.5"
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"igrRate": {
  "propertyName": "Flat",
  "rate": "58000",
  "landRate": "18300",
  "igrImage": "cases/66fe6b93f667804969b53d0e/igr_1728035239331_Image.png",
  "squareMeterGuideLineRate": "58000.00",
  "squareFeetGuideLineRate": "5388.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "91",

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"rate": "5056.00",
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"squareFeetGuideLineRate": "5056.00"
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  "areaStatusList": {
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    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A.",
  "assessmentNo": "Property Tax Bill No. 26497",
  "taxPaidHolderName": "Chandrashekhar P. Dixit",
  "taxAmount": "909.00",
  "electricityServiceConnectionNo": "Electricity Bill Consumer No. 020018758386",
  "meterCardHolderName": "Mr. Chandrashekhar Prabhakar Dixit",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per KDMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
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"carParking": "Stilt Parking",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2015",
"fullDate": "1/1/2015"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
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"typeOfStructure": {
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"label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
"value": "rcc",
"label": "R.C.C. Foundation"
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"qualityOfConstruction": {
"value": "Good",
"label": "Good"
},
"materialUsedList": {
"value": "Information_Not_Available",
"label": "Information Not Available"
},
"buildingSpecification": {
"value": "Standard",
"label": "Standard"
},
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
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"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "Information_not_available",
  "label": "Information not available"
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"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
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    "label": "As per occupancy certificate"
  },
  "isSiteVisitAllowed": true,
  "totalLifeBuilding": "60",
  "estimatedAge": "51",
  "ageOfBuilding": "9",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "4",
  "flatFloorNo": "1",
  "noOfLifts": "1",
  "noOfDwellingUnitsInBuilding": "2"
},
"finalPlinthArea": {
  "area": "1179.60",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/66fe6b93f667804969b53d0e/
routeMap_1728036951717_Image.png",
    "routeLat": "19.222651",
    "routeLng": "73.094173",
    "stationName": "Dombivli",
    "routeDistance": "850M",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
  ],
  "type": "Point"
},
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  "latLng": false,
  "finallatLng": false
},
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  {
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    "id": "zob1zf",
    "name": "zob1zf",
    "image": "cases/66fe6b93f667804969b53d0e/
routeMap_1728036740346_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
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  "number": "2308511",
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"rateVerify": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
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  "rccPlinth": {
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    "floorsCompleted": "Complete",
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    "status": true
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  "fullBuildingRcc": {
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    "status": true
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"isHideFloor": false,
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"internalPlastering": {
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  "status": false
},
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  "status": false
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"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
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  "status": false
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  "status": false
},
"externalPainting": {
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},
"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",
"isHideFloor": true,
"status": false
},
"workCompleted": {
"label": "Work Completed (%)",
"floorsCompleted": "",
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"status": true
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"guidelineDetails": {
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"selectedBuildUpValue": "1179.60",
"selectedBuildUpMeasurementType": "Sq. Ft."
}
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externallmg_1727960510650_1727960507095_image_0.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
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      "status": false,
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      "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960520532_1727960507095_image_5.jpeg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "66fe95d2f667804969b56a28",
      "name": "externallmg_1727960521620_1727960507095_image_6.jpeg",
      "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960521620_1727960507095_image_6.jpeg",
      "orientation": "landscape"
    },
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      "name": "externallmg_1727960524535_1727960507095_image_8.jpeg",
      "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960524535_1727960507095_image_8.jpeg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "66fe95d2f667804969b56a29",
      "name": "externallmg_1727960523044_1727960507095_image_7.jpeg",
      "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960523044_1727960507095_image_7.jpeg",
      "orientation": "landscape"
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```

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  "name": "externallmg_1727960587440_1727960584021_image_1.jpeg",
  "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960587440_1727960584021_image_1.jpeg",
  "orientation": "landscape"
},
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  "status": false,
  "_id": "66fe95d2f667804969b56a2d",
  "name": "externallmg_1727960528475_1727960507095_image_11.jpeg",
  "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960528475_1727960507095_image_11.jpeg",
  "orientation": "landscape"
},
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  "status": false,
  "_id": "66fe95d2f667804969b56a2c",
  "name": "externallmg_1727960526780_1727960507095_image_10.jpeg",
  "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960526780_1727960507095_image_10.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "66fe95d2f667804969b56a2b",
  "name": "externallmg_1727960525634_1727960507095_image_9.jpeg",
  "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960525634_1727960507095_image_9.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66fe95d2f667804969b56a25",
  "name": "externallmg_1727960516607_1727960507095_image_3.jpeg",
  "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960516607_1727960507095_image_3.jpeg",
  "orientation": "portrait"
},
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  "status": false,
  "_id": "66fe94e4376d394996853ecd",
  "name": "externallmg_1727960287495_1727960278131_image_4.jpeg",
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    "orientation": "portrait"
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  {
    "status": false,
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    "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960520531_1727960507095_image_4.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66fe960cf667804969b56a4d",
    "name": "externallmg_1727960585400_1727960584021_image_0.jpeg",
    "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960585400_1727960584021_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "66fe95d2f667804969b56a22",
    "name": "externallmg_1727960510650_1727960507095_image_0.jpeg",
    "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960510650_1727960507095_image_0.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "11193.00",
    "max": "13334.00"
  },
  "builtUpRateRange": {
    "min": "9328.00",
    "max": "11112.00"
  },
  "saleableRateRange": {
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    "max": "0.00"
  }
}
},
"detailsOfValuation": {
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"presentValueOfFlat": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "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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  "ratePerUnit": "0.00",
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "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,
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"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"
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"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "983.00",
"empanelmentNo": [
  "ZO:MZ:ADV:44:620"
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Shri. Chandrashekhar Prabhakar Dixit",
"ownerPhoneNo": "9920856430",
"fullAddress": "Residential Flat No. 102/A & 102/B, 1st Floor, Rachana Topaz Co.-Op.
Hsg. Soc. Ltd., Near Joshi High School, Nehru Road, Bapu Datar Road, Village -
Chole, Taluka - Kalyan, District - Thane, Dombivli (East), PIN Code - 421 201, State -
Maharashtra, India",
"remark": "LUMSUM-1.10 Cr",
"documents": [
  {
    "documentType": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "inputs": {
      "remark": "for the Year September - 2024",
      "from": {
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    "value": "Transferor",
    "label": "Transferor"
  },
  "Transferor": "Mr. Chandrashekhar Prabhakar Dixit",
  "to": {
    "value": "transferee",
    "label": "transferee"
  },
  "transferee": "Mr. Harshad Mukund Gadkari & Mrs. Alka Harshad Gadkari (Before
Marriage Miss. Alka Shriram Joshi)"
},
"isHardCopy": false,
"displayStatus": true,
"id": "341140",
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document_1728043609251_Draft__Harshad_gadkari_2.pdf",
"fileName": "document_1728043609251_Draft__Harshad_gadkari_2.pdf"
},
{
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "inputs": {
    "documentDate": "23/12/2015",
    "from": {
      "value": "Builders_&_Developers",
      "label": "Builders & Developers"
    },
    "Builders_&_Developers": "M/s. Rachana Project",
    "to": {
      "value": "Allottee",
      "label": "Allottee"
    },
    "Allottee": "Shri. Chandrashekhar Prabhakar Dixit",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": "8840 / 2015"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1728043790446_Agreement.pdf",
  "path": "cases/66fe6b93f667804969b53d0e/
document_1728043790446_Agreement.pdf",
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"id": "580276",
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},
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "28/01/2014",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / BP / DOV / 2013-2014 / 57 / 304"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1728043867189_126762.pdf",
  "path": "cases/66fe6b93f667804969b53d0e/
document_1728043867189_126762.pdf",
  "id": "591316",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Fri Oct 04 2024 17:41:07 GMT+0530 (India Standard Time)"
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{
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    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "04/02/2015",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / CC / DOV / 331"
```

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},
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"id": "882457",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Fri Oct 04 2024 17:41:44 GMT+0530 (India Standard Time)"
},
{
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    "label": "Property Tax Receipt"
  },
  "inputs": {
    "documentDate": "27/04/2024",
    "nameOfApprovingAuthority": {
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      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "26497"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1728044102296_73794.pdf",
"path": "cases/66fe6b93f667804969b53d0e/document_1728044102296_73794.pdf",
"id": "964933",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Fri Oct 04 2024 17:45:02 GMT+0530 (India Standard Time)"
},
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "04/02/2015",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
```

```
    "value": "Document_No",
    "label": "Document No"
  },
  "Document_No": "KDMC/ NRV / CC / Domb / 331 "
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"displayStatus": true,
"fileName": "document_1728371845598_194532.pdf",
"path": "cases/66fe6b93f667804969b53d0e/
document_1728371845598_194532.pdf",
"id": "198117",
"uploadedBy": "5fc78e26625ecd20ec1f88e9",
"createdAt": "Tue Oct 08 2024 12:47:25 GMT+0530 (India Standard Time)"
}
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"assignmentType": {
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  "label": "Retail"
},
"caseNumber": "011593",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "592460",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Oct 03 2024 15:31:55 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Shri. Chandrashekhar Prabhakar Dixit",
    "phone": "9920856430",
    "ownershipShare": "",
    "email": "",
    "id": "163556"
  }
],
"proposePurchasers": [
  {
    "name": "Mr. Harshad Mukund Gadkari & Mrs. Alka Harshad Gadkari (Before
    Marriage Miss. Alka Shriram Joshi)",
    "phone": "0000000000",
    "email": "",
    "ownershipShare": ""
  }
]
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],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "421740",
    "name": "Living Room",
    "length": "15.00",
    "length1": "15",
    "length2": "00",
    "width": "11.00",
    "width1": "11",
    "width2": "00",
    "totalArea": "165.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "165.00"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Dining",
    "length": "15.00",
    "length1": "15",
    "length2": "00",
    "width": "7.00",
    "width1": "7",
    "width2": "00",
    "totalArea": "105.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "105.00"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "2",
    "name": "Bedroom",
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"length": "13.00",
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"length2": "00",
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"width1": "7",
"width2": "00",
"totalArea": "91.00",
"images": [],
"extraAreas": [],
"finalArea": "91.00"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "13.00",
  "length1": "13",
  "length2": "00",
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  "width1": "9",
  "width2": "00",
  "totalArea": "117.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "117.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "14.00",
  "width1": "14",
  "width2": "00",
  "totalArea": "154.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "154.00"
}
```

```
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
  "name": "Kitchen",
  "length": "17.00",
  "length1": "17",
  "length2": "0",
  "width": "6.00",
  "width1": "6",
  "width2": "0",
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    "label": "Square Feet"
  },
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  "totalArea": "21.00",
  "images": [],
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    "label": "Square Feet"
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  "name": "Toilet",
  "length": "3.00",
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  "name": "Passage",
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  "length1": "3",
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  "totalArea": "9.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "9.00"
},
{
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"finalArea": "12.00",
"extraAreas": []
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  "length": "2.00",
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  "width2": "00",
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  "extraAreas": [],
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    "label": "Square Feet"
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  "id": "13",
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  "length1": "4",
  "length2": "0",
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    "toBeAdded": {
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      "value": "Carpet"
    },
    "name": {
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    },
    "measurementType": {
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      "label": "Square Feet"
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"externalReport": [],
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  "typeOfDocument": {
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    "label": "Agreement for sale"
  },
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "selectAreaTypeDocument": "Carpet",
  "squareMeterArea": "91.32",
  "totalAreaDocument": "983",
  "docBuiltpPercentage": "20",
  "docFinalBuiltp": "1179.60",
  "docFinalBuiltpSquareMeter": "109.59",
  "docSaleablePercentage": "",
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  "id": "616142"
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"images": [],
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    "squareMeterArea": "48.31",
    "expectedRate": "12500.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "624.00",
    "squareMeterArea": "57.97",
    "expectedRate": "10416.67",
    "percentage": "20"
  }
}
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"floor": "",
"source": "Nobroker.com",
"expectedPrice": "6500000",
"expectedRate": "12500.00",
"builtUpExpectedRate": "10416.67",
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"id": "402327"
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    "squareMeterArea": "69.68",
    "expectedRate": "13333.33",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "83.61",
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    "percentage": "20"
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  "saleableArea": {
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"floor": "",
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"expectedPrice": "10000000",
"expectedRate": "13333.33",
"builtUpExpectedRate": "11111.11",
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"id": "652178"
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"squareMeterArea": "73.02",
"expectedRate": "11832.06",
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"builtUpArea": {
"area": "943.20",
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"expectedRate": "9860.05",
"percentage": "20"
},
"saleableArea": {
"area": "",
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"floor": "",
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"expectedRate": "11832.06",
"builtUpExpectedRate": "9860.05",
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"id": "185167"
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    "squareMeterArea": "41.42",
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  "builtUpArea": {
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    "squareMeterArea": "49.70",
    "expectedRate": "9327.10",
    "percentage": "20"
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  "saleableArea": {
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    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
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  "saleablePercentage": "0",
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  "floor": "",
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  "expectedPrice": "4990000",
  "expectedRate": "11192.61",
  "builtUpExpectedRate": "4990000",
  "image": "cases/66fe6b93f667804969b53d0e/
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  "id": "934229"
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  "orientation": "portrait"
},
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  "status": false,
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  "orientation": "portrait"
},
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  "orientation": "portrait"
},
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  "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960516607_1727960507095_image_3.jpeg",
  "orientation": "portrait"
},
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  "status": false,
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  "path": "cases/66fe6b93f667804969b53d0e/
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  "orientation": "portrait"
},
{
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externallmg_1727960520532_1727960507095_image_5.jpeg",
    "orientation": "landscape"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960521620_1727960507095_image_6.jpeg",
    "orientation": "landscape"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960523044_1727960507095_image_7.jpeg",
    "orientation": "landscape"
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    "status": false,
    "_id": "66fe95d2f667804969b56a2a",
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    "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960524535_1727960507095_image_8.jpeg",
    "orientation": "landscape"
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    "status": false,
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externallmg_1727960525634_1727960507095_image_9.jpeg",
    "orientation": "portrait"
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  {
    "type": "EXTERNAL_IMAGES",
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"status": false,
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externallmg_1727960526780_1727960507095_image_10.jpeg",
  "orientation": "landscape"
},
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  "status": false,
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externallmg_1727960528475_1727960507095_image_11.jpeg",
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  "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960585400_1727960584021_image_0.jpeg",
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},
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},
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  "status": false,
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  "name": "externallmg_1727960280380_1727960278131_image_0.jpeg",
  "path": "cases/66fe6b93f667804969b53d0e/
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  "orientation": "landscape"
},
{
  "type": "MEASUREMENT_IMAGE",
  "status": false,
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    "name": "externallmg_1727960281620_1727960278131_image_1.jpeg",
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externallmg_1727960281620_1727960278131_image_1.jpeg",
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    "name": "externallmg_1727960282915_1727960278131_image_2.jpeg",
    "path": "cases/66fe6b93f667804969b53d0e/
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    "orientation": "landscape"
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    "status": false,
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    "name": "externallmg_1727960286455_1727960278131_image_3.jpeg",
    "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960286455_1727960278131_image_3.jpeg",
    "orientation": "portrait"
  },
  {
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    "status": false,
    "_id": "66fe94e4376d394996853ecd",
    "name": "externallmg_1727960287495_1727960278131_image_4.jpeg",
    "path": "cases/66fe6b93f667804969b53d0e/
externallmg_1727960287495_1727960278131_image_4.jpeg",
    "orientation": "portrait"
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    "filename": "1728024034201_igr1.pdf",
    "path": "cases/66fe6b93f667804969b53d0e/
processingDocuments/1728024034201_igr1.pdf",
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    "createdAt": "Fri Oct 04 2024 12:10:34 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "path": "cases/66fe6b93f667804969b53d0e/
processingDocuments/1728035292104_igr2.pdf",
    "size": "157175",
    "createdAt": "Fri Oct 04 2024 15:18:12 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1728035292106_Summary__rachana_topaz.xlsx",
    "path": "cases/66fe6b93f667804969b53d0e/
processingDocuments/1728035292106_Summary__rachana_topaz.xlsx",
    "size": "2545028",
    "createdAt": "Fri Oct 04 2024 15:18:12 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1728129602104_Calculation_2dixit.xlsx",
    "path": "cases/66fe6b93f667804969b53d0e/
processingDocuments/1728129602104_Calculation_2dixit.xlsx",
    "size": "16120",
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  },
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    "filename": "1728374130935_Plan_Area.xlsx",
    "path": "cases/66fe6b93f667804969b53d0e/
processingDocuments/1728374130935_Plan_Area.xlsx",
    "size": "2549619",
    "createdAt": "Tue Oct 08 2024 13:25:30 GMT+0530 (India Standard Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  }
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      "role": "MAKER+CHECKER",
      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
  },
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  "status": true,
  "_id": "66fe71c5f667804969b54739",
  "note": "working done. pendig for visit",
  "taskId": "66fe6b9caaff3e49689f4976",
  "createdAt": "2024-10-03T10:28:21.565Z"
},
{
  "createdBy": {
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    "role": "MAKER+CHECKER",
    "firstName": "Vaishali",
    "lastName": "Sarmalkar",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
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  "status": true,
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  "note": "Value shared 1.22 cr. Draft Agreement - 1.15 cr",
  "taskId": "66fe6b9caaff3e49689f4976",
  "createdAt": "2024-10-04T06:39:54.515Z"
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  "createdBy": {
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    "role": "FRONTDESK",
    "firstName": "Rashmi",
    "lastName": "Jadhav",
    "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg"
  },
  "workType": "CHECKER",
  "display": true,
  "status": true,
  "_id": "670125e3c514c90d38667e3d",
  "note": "Change in RV (Task Reopen)",
  "taskId": "66ffdebc554d3e0d4630cc81",
  "createdAt": "2024-10-05T11:41:23.446Z"
},
{
  "createdBy": {
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profilePhoto_1696055325842_Rashmi_2.jpeg"
  },
  "workType": "PRINT",
  "display": true,
  "status": true,
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  "note": "Change in RV (Task Reopen)",
  "taskId": "6700c157de702a0d3957ebfb",
  "createdAt": "2024-10-05T11:41:30.050Z"
},
{
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
  },
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  "_id": "6704da0fc691adb224f77f92",
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  "taskId": "66ffdebc554d3e0d4630cc81",
  "createdAt": "2024-10-08T07:06:55.806Z"
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"createdAt": "2024-10-03T10:01:55.883Z",
"updatedAt": "2024-10-08T08:38:16.347Z",
"__v": 0,
"updatedBy": "5fc78e26625ecd20ec1f88e9",
"addressForMap": "",
"caseReferredBy": "6410199a140f140ffc59b58c",
"contactPersonName": "Mr. Rajendra Rashe",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Mr. Harshad Mukund Gadkari & Mrs. Alka Harshad
Gadkari (Before Marriage Miss. Alka Shriram Joshi)",
```



```
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Broker",
"siteVisitContactNo": "9920306884",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 983.00",
"flatRate": "12700",
"landOtherRate": "10200",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
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"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
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    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"finalSaleablePercentage": "0",
"builtupPercentage": "10",
"carpetTotal": "877",
"extendOfSiteRemark": "\nAll the above areas are within 6% of the Agreement for Sale Area. The above calculations and detail measurements taken by us prove that the Agreement for Sale are is not exorbitantly inflated. Hence, valuation is based on the Agreement for Sale area.",
"finalBuiltupArea": "1018.60",
"finalCarpetArea": "926.00",
"finalSalableArea": "1120.46",
"otherCarpetTotal": "0.00",
"salablePercentage": "10",
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"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 828.00\nTerrace Area in Sq. Ft. = 49.00\nBalcony Area in Sq. Ft. = 49.00\n(Nich area not included)\n\n",
 "toBeAdded": "",
 "reportGeneratedDate": "Fri Oct 04 2024 15:26:00 GMT+0530 (India Standard Time)",
 "siteVisitDate": "2024-10-03",
 "briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Dining + 3 Toilet + 2 Passage + Cupboard + 2 Balcony",
 "otherCompositionBuiltUpTotal": "0.00",
 "otherCompositionCarpetTotal": "49.00",
 "otherCompositionSaleableTotal": "0.00"

Name	Length	Width	Total
Composition :			
Living Room	15'00"	11'00"	165.00
Dining	15'00"	7'00"	105.00
Bedroom	13'00"	7'00"	91.00
Bedroom	13'00"	9'00"	117.00
Bedroom	11'00"	14'00"	154.00
Kitchen	17'0"	6'0"	102.00
Toilet	3'00"	7'00"	21.00
Toilet	3'00"	7'00"	21.00
Toilet	3'00"	7'00"	21.00
Passage	3'00"	3'00"	9.00
Passage	2'0"	6'0"	12.00
Cupboard	2'00"	5'00"	10.00
Balcony	4'0"	7'0"	28.00
Balcony	3'00"	7'00"	21.00
Other Composition :			
Terrace Area	7'00"	7'00"	49.00