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  "reportInformation": {
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  "leadFrom": {
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  "purposeOfValuation": {
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    "value": "Bank_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
  },
  "creditOfficer": "",
  "fees": {
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    "propertyValue": "8500000",
    "discussWithPerson": "",
    "expectedFees": 4250,
    "quotedAmount": ""
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  "organization": {
    "_id": "643a5702108b68389ed72f71",
    "name": "Mumbai",
    "shortName": "VCIPL/Mumbai",
    "email": "vastukalamumbai@vastukala.com",
    "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
    "city": "Mumbai"
  },
  "client": {
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"type": "PRIVATE_CLIENT",
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  "value": "Commercial"
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"zone": "",
"staff": {
  "pickupPerson": {
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    "_id": "62727444afd7d55eddee092c",
    "role": "PICKUPPERSON",
    "firstName": "Shantilal",
    "email": "shantilal@vastukala.org",
    "lastName": "Patel",
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    "firstName": "Chandan",
    "email": "ck06806@gmail.com",
    "lastName": "Singh",
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"role": "FRONTDESK",
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"designation": "Back Office Team Leader",
"shortName": "BS",
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"lastName": "Rasam",
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"valuers": [
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"lastName": "Chalikwar",
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"designation": "Registered Valuer",
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    "label": false
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  "label": true
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  "label": true
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"label": "R. C. C. Slab"
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"doors": {
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  "label": "Conduit Electrical Wiring"
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  "label": "Cement Plastering"
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"west": "Open Plot",
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  "east": "Details not available "
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    "south": "Marginal Space",
    "west": "Entrance "
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  "asPerDocument": {
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    "south": "Details not available ",
    "west": "Details not available "
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  "auto": {
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  "privateCars": {
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  }
},
"extraDetailOfProperty": "The Composition of Commercial Shop is Working Area only.",
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"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"apfDetails": {
  "buildings": [],
  "compositions": []
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  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "buildingServicesDepreciatedRate": "630",
  "depreciatedCostOfConstruction": "64370.00",
  "depreciatedBuildingRate": "2170"
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"igrRate": {
  "propertyName": "Shop",
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  "landRate": "86220",
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  "squareMeterGuideLineRate": "258400.00",
  "squareFeetGuideLineRate": "24006.00"
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"igrFinalRate": {
  "floorRatePercentage": "100",
  "depreciationPercentage": "85",
  "rate": "21607.00",
  "squareFeetGuideLineRate": "21607.00",
  "squareMeterGuideLineRate": "232573.00"
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"outgoingDetail": {
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  "propertyTypeOfUseList": {
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    "label": "Commercial use"
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  "propertyOccupiedByList": {
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"taxAmount": "Details not available ",
"electricityServiceConnectionNo": "Details not available ",
"meterCardHolderName": "Details not available ",
"undividedAreaOfLandAsPerSaleDeed": "Details not available ",
"floorSpaceIndex": "As per MCGM norms ",
"tenantName": "",
"maintenanceOfFlat": "Normal "
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"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
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    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
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  "pavementLaid": {
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    "label": "Yes"
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  "carParking": "Open Car Parking Space",
  "constructionWorkStatus": {
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"label": "Plain Looking"
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"dateOfConstruction": {
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  "label": "R.C.C. Framed Structure"
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  "label": "R.C.C. Foundation"
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"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
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  "label": "Connected to Municipal Sewerage System"
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"label": "Yes"
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"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
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"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "45",
"ageOfBuilding": "15",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
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"flatFloorNo": "Ground",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "9"
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"finalPlinthArea": {
  "area": "252.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Sale Deed"
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"routeMap": {
  "routeMapDetail": {
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routeMap_1730176841764_Image.png",
    "routeLat": "19.153306",
    "routeLng": "72.844778",
    "stationName": "Ram Mandir",
    "routeDistance": "1.1 Km. ",
    "routeStation": {
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      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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    ],
    "type": "Point"
  },
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    "finallatLng": false
  },
  "locationMapImg": [
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      "name": "f8uyqs",
      "image": "cases/670cf1793ab4fe23b9873891/
routeMap_1730176631669_Image.png"
    }
  ]
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"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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}
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"wardrobesRate": "0",
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"totalkitchenArrangementsRate": "0",
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"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"totalinteriorDecorationsRate": "0",
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"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "16221240.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValue": "0",
"finalValue": "16221240.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
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"underConstruction": {
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    "floorsCompleted": "",
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    "isHideFloor": false,
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  "status": false
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalBrickWork": {
  "label": "Internal Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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"externalBrickWork": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
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  "floorsCompleted": "",
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},
"externalPlastering": {
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  "status": false
},
"door": {
  "label": "Door",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"internalPainting": {
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  "isHideFloor": false,
  "status": false
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"externalPainting": {
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  "floorsCompleted": "",
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"electrificationPlumbingSanitaryInstallation": {
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  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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"passageStaircaseLobbyDevelopment": {
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  "status": false
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  "isHideFloor": true,
  "status": false
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  "floorsCompleted": "",
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  "status": true
}
},
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  "selectedBuildUpValue": "252.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
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      "orientation": "portrait"
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  "selfieWithSiteVisitImages": [],
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    "orientation": "portrait"
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externallmg_1728966476811_WhatsApp_Image_20241015_at_095109.jpeg",
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    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "70907.00",
    "max": "80000.00"
  },
  "builtUpRateRange": {
    "min": "59091.00",
    "max": "66667.00"
  },
  "saleableRateRange": {
    "min": "49243.00",
    "max": "55556.00"
  }
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"detailsOfValuation": {
  "presentValueOfFlat": {
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  "status": true,
  "isEditable": true
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  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
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  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
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  "isEditable": true
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  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
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  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "252.00",
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"isAdvanceInvoice": false,
"status": true,
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"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
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"ownerName": "Mr. Hukum Singh Lugani & Mrs. Satmeet Kaur Tajunder Singh Lugani",
"ownerPhoneNo": "8879404040",
"appAddress": "Shop no 01\nground floor \nshiddharth Agar satyam CHL \nNear s.v.road\nGoregaon W\nMumbai 400104",
"remark": "payment on visit time ",
"documents": [
  {
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    },
    "inputs": {
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      "from": {
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        "label": "Seller"
      },
      "Seller": "Mr. Ramchandra Balkrishna Tawade",
      "to": {
        "value": "Purchasers",
        "label": "Purchasers"
      },
      "Purchasers": "Mr. Hukum Singh Lugani & Mrs. Satmeet Kaur Tajunder Singh Lugani ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "2683 / 2016"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "250079",
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    "fileName": "document_1728902988377_Adobe_Scan_07Oct2024_1.pdf"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    }
  }
]
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},
"inputs": {
  "documentDate": "24/04/2007",
  "nameOfApprovingAuthority": {
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    "label": "Municipal Corporation of Greater Mumbai"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "CHE / 8940 / BP(WS) / AP"
},
"isHardCopy": false,
"displayStatus": false,
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document_1730174415768_651797.pdf",
"id": "358647",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Oct 29 2024 04:00:16 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "011778",
"createdBy": "62727444afd7d55eddee092c",
"caseHistory": [
  {
    "id": "240375",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Oct 14 2024 15:54:57 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Hukum Singh Lugani & Mrs. Satmeet Kaur Tajunder Singh Lugani ",
    "phone": "8879404040",
    "ownershipShare": "",
    "email": "",
    "id": "380973"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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"measurementType": {
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  "label": "Square Feet"
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"name": "Working Area",
"length": "24.42",
"length1": "24",
"length2": "5",
"width": "8.67",
"width1": "8",
"width2": "8",
"totalArea": "211.61",
"images": [],
"extraAreas": [],
"finalArea": "211.61"
}
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"otherComposition": [],
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    },
    "id": "681802",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "252",
    "squareMeterArea": "23.41",
    "docFinalBuiltUp": "0.00",
    "docFinalBuiltUpSquareMeter": "0.00",
    "docBultupPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
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],
"images": [],
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    "expectedRate": "80000.00",
    "percentage": ""
  },
  "builtUpArea": {
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    "squareMeterArea": "39.02",
    "expectedRate": "66666.67",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "504.00",
    "squareMeterArea": "46.82",
    "expectedRate": "55555.56",
    "percentage": "20"
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  "printlnReport": true,
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  "property": "Shop",
  "area": "350",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "https://www.99acres.com/",
  "expectedPrice": "28000000",
  "expectedRate": "80000.00",
  "builtUpExpectedRate": "66666.67",
  "image": "cases/670cf1793ab4fe23b9873891/
indicator_1730090752516_Image.png",
  "squareMeter": "32.52",
  "id": "673211"
},
{
  "carpetArea": {
    "area": "440.00",
    "squareMeterArea": "40.88",
    "expectedRate": "71590.91",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "528.00",
    "squareMeterArea": "49.05",
    "expectedRate": "59659.09",
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"percentage": "20"
},
"saleableArea": {
  "area": "633.60",
  "squareMeterArea": "58.86",
  "expectedRate": "49715.91",
  "percentage": "20"
},
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"areaType": "Carpet",
"floor": "",
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"expectedPrice": "31500000",
"expectedRate": "71590.91",
"builtUpExpectedRate": "59659.09",
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    "squareMeterArea": "8.52",
    "expectedRate": "70906.51",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "10.22",
    "expectedRate": "59090.91",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "132.00",
    "squareMeterArea": "12.26",
    "expectedRate": "49242.42",
    "percentage": "20"
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  "areaType": "Built_Up",
  "floor": "",
  "source": "square_yards",
  "expectedPrice": "6500000",
  "expectedRate": "70906.51",
  "builtUpExpectedRate": "6500000",
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  "id": "315774"
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    "path": "cases/670cf1793ab4fe23b9873891/
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    "orientation": "portrait"
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  {
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    "path": "cases/670cf1793ab4fe23b9873891/
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    "orientation": "portrait"
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externallmg_1728966476809_WhatsApp_Image_20241015_at_095109_2.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
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    "name":
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    "path": "cases/670cf1793ab4fe23b9873891/
externallmg_1728966476811_WhatsApp_Image_20241015_at_095109_3.jpeg",
    "orientation": "portrait"
  },
  {
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    "name":
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    "path": "cases/670cf1793ab4fe23b9873891/
externallmg_1728966476811_WhatsApp_Image_20241015_at_095109.jpeg",
    "orientation": "portrait"
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  "orientation": "portrait"
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externallmg_1728966476813_WhatsApp_Image_20241015_at_095110_2.jpeg",
  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
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  "name":
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externallmg_1728966476814_WhatsApp_Image_20241015_at_095110.jpeg",
  "orientation": "portrait"
},
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  "path": "cases/670cf1793ab4fe23b9873891/
externallmg_1728966476816_WhatsApp_Image_20241015_at_095111.jpeg",
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  "path": "cases/670cf1793ab4fe23b9873891/
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  "orientation": "portrait"
},
}
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{
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Name	Length	Width	Total
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Other Composition :			