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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "6273b00bafd7d55eddee5f69"
    },
    "firstName": "Vinod",
    "type": "CREDITOFFICER",
    "_id": "668bb750e61b5802e8d945c7",
    "email": "sbi.04205@sbi.co.in",
    "lastName": "Jagtap",
    "mobileNo": "",
    "workMobileNo": "9860443086"
  },
  "fees": {
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    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
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  "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": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "6273b00bafd7d55eddee5f69",
  "name": "SPL PBB Fort",
  "branchCode": "4205 ",
  "mobileNo": "02223662641",
  "alternateMobileNo": "",
  "email": "sbi.04205@sbi.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Mumbai Main Branch Building, Gate No. 1, Horniman Circle, Mumbai
Samachar Marg, Fort, Mumbai, State - Maharashtra, Country - India"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
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"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
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"_id": "60af3d172ffdf65bcd6585cd",
"role": "PICKUPPERSON",
"firstName": "Sachin",
"email": "sachin.joshi@vastukala.org",
"lastName": "Joshi",
"mobileNo": "9167204063",
"shortName": "SJ",
"workWithDocumentMaker": "",
"profilePhoto": "users\\60af3d172ffdf65bcd6585cd\
\profilePhoto_1622372567671_Sachin Joshi Photo 3 (2).jpg"
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"siteEngineer": {
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"_id": "648fcad91b499c2d52dc86f3",
"role": "SITEENGINEER",
"firstName": "Barkat",
"email": "barkathodekar68@gmail.com",
"lastName": "Hodekar",
"mobileNo": "8879011615",
"designation": "Site Engg",
"shortName": "Barkat",
"workWithDocumentMaker": "",
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"rateVerifier": null,
"maker": {
"type": "EMPLOYEE",
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"role": "MAKER",
"firstName": "Jayaraja",
"email": "jayaraja@vastukala.org",
"lastName": "Acharya",
"mobileNo": "9867664219",
"designation": "",
"shortName": "JA",
"workWithDocumentMaker": "",
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"checker": {
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"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
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"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
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"value": "IBBI/RV/07/2018/10366",
"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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"_id": "60af80072ffdf65bcd658651",
"number": "IBBI/RV/07/2018/10366"
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"number": "CAT-I-F-1763"
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"label": "Chartered Engineer"
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    "number": "IBBI/RV/07/2018/10366"
  }
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"shortName": "MBC",
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"fatherName": "Baburao"
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},
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  "label": "BANK",
  "value": "BANK"
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"location": {
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"siteVisit": {
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  {
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"schedule": [],
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "label": true
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    "value": "India",
    "label": false
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"city": {
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  "name": "City",
  "key": "city",
  "value": "Ghatkopar (West), Mumbai",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Kurla",
  "label": true
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  "value": "",
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  "value": "Kalpataru Aura Building No. 2 A & B Co-op. Hsg. Soc. Ltd.",
  "label": false
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"selectArea": {
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  "value": "",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "value": "B",
  "label": true
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"projectName": {
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"value": "",
"label": false
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  "value": "",
  "label": true
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"newSurveyNumber": {
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  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "label": true
},
"selectNo": {
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  "key": "selectNo",
  "value": "23",
  "label": false
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
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  "key": "policeStation",
  "value": "",
  "label": false
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"value": "PIN - 400 086",
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  "value": "",
  "label": false
}
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  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"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"
  }
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"general": {
  "ownership": {
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  "populationClassList": {
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    "label": "Middle Class"
  }
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},
"populationGroupList": {
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  "label": "Urban"
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"townplanApprovedByList": {
  "value": "MCGM",
  "label": "Municipal Corporation of Greater Mumbai (MCGM)"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
  "north": "Club House",
  "west": "Building No. 2A",
  "south": "Internal Road & Open Land",
  "east": "Building No. 1A"
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"asPerDocumentAgreement": {
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  "west": "Information not available",
  "south": "Information not available",
  "east": "Information not available"
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Lift",
    "south": "Marginal Space",
    "west": "Flat No. 24"
  },
  "asPerDocument": {
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    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
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    "title": "Taxies"
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
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},
"extraDetailOfProperty": "+ Dry Balcony Area.",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received it may be assumed
that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per Site Inspection, Actual Total Carpet area 912.00 Sq. Ft (Including
Dry Balcony Area) is more than Carpet area 847.00 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": "22.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "34970",
  "depreciatedBuildingRate": "2170"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "166930",
  "landRate": "98420",
  "igrImage": "cases/67134b65853e2039d8462409/igr_1729929490964_Image.png",
  "squareMeterGuideLineRate": "166930.00",
  "squareFeetGuideLineRate": "15508.00"
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"igrFinalRate": {
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"floorRatePercentage": "0",
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"rate": "14554.00",
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"squareFeetGuideLineRate": "14554.00"
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"outgoingDetail": {
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    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "Rs. 62,000/- Present rental income per month.",
  "assessmentNo": "Information not available",
  "taxPaidHolderName": "Information not available",
  "taxAmount": "Information not available",
  "electricityServiceConnectionNo": "Information not available",
  "meterCardHolderName": "Information not available",
  "undividedAreaOfLandAsPerSaleDeed": "Information not available",
  "floorSpaceIndex": "As per MCGM norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  }
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},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "1 (one) Car Parking Space in the Basement B-188",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2009",
  "fullDate": "1/1/2009"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Standard",
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"label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "0",
  "label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
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"groundStilt": {
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  "label": "Stilt"
},
}
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"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
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"isSiteVisitAllowed": true,
"ageOfBuilding": "15",
"totalLifeBuilding": "60",
"estimatedAge": "45",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "18",
"flatFloorNo": "2",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "1016.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67134b65853e2039d8462409/
routeMap_1729941327964_Image.png",
    "routeLat": "19.096331",
    "routeLng": "72.917733",
    "stationName": "Ghatkopar",
    "routeDistance": "1.9 km.",
    "routeStation": {
      "value": "Metro_Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
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"locationMapImg": [
  {
    "id": "2d225o",
    "name": "2d225o",
    "image": "cases/67134b65853e2039d8462409/
routeMap_1729941187257_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",
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  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "1",
  "othersRate": "1200000",
  "totalothersRate": "1200000",
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  "distressValuePercentage": "80",
  "realizableValuePercentage": "95",
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"bookValue": "0",
"finalValue": "29619590.00"
},
"outward": {
  "status": true,
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  "date": "Sat Oct 26 2024 12:19:25 GMT+0000 (Coordinated Universal Time)",
  "number": "2308879",
  "dayCount": "26",
  "monthCount": "419",
  "generatedBy": "5fc78e26625ecd20ec1f88e9"
},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "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": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "externalBrickWork": {
    "label": "External Brick Work",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"internalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
```

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"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "14792686.00",
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"selectedBuildUpValue": "1016.40",
"selectedBuildUpMeasurementType": "Sq. Ft."
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"reportImages": {
  "frontPageImages": [
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      "status": false,
      "_id": "671b036b857cdb68fa97a292",
      "name": "externallmg_1729823588338_1729823583264_image_2.jpeg",
      "path": "cases/67134b65853e2039d8462409/
externallmg_1729823588338_1729823583264_image_2.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
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      "_id": "671b036b857cdb68fa97a296",
      "name": "externallmg_1729823590565_1729823583264_image_6.jpeg",
      "path": "cases/67134b65853e2039d8462409/
externallmg_1729823590565_1729823583264_image_6.jpeg",
      "orientation": "portrait"
    }
  ],
  "externalPhotos": [
    {
      "status": false,
      "_id": "671b036b857cdb68fa97a295",
      "name": "externallmg_1729823590016_1729823583264_image_5.jpeg",
      "path": "cases/67134b65853e2039d8462409/
externallmg_1729823590016_1729823583264_image_5.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "671b036b857cdb68fa97a292",
      "name": "externallmg_1729823588338_1729823583264_image_2.jpeg",
      "path": "cases/67134b65853e2039d8462409/
externallmg_1729823588338_1729823583264_image_2.jpeg",
      "orientation": "portrait"
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  ],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
    {
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    "status": false,
    "_id": "671b036b857cdb68fa97a29a",
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    "path": "cases/67134b65853e2039d8462409/
externallmg_1729823592261_1729823583264_image_10.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "671b03c9038561936232aef0",
    "name": "Living Room",
    "path": "cases/67134b65853e2039d8462409/
externallmg_1729823682397_1729823674225_image_1.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "671b03c9038561936232aef4",
    "name": "Living Room",
    "path": "cases/67134b65853e2039d8462409/
externallmg_1729823684120_1729823674225_image_5.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "671b03c9038561936232aef7",
    "name": "Living Room",
    "path": "cases/67134b65853e2039d8462409/
externallmg_1729823685502_1729823674225_image_8.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "671b03c9038561936232aefa",
    "name": "Living Room",
    "path": "cases/67134b65853e2039d8462409/
externallmg_1729823686885_1729823674225_image_11.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "671b03fcfd14bf9350abb115",
    "name": "Living Room",
    "path": "cases/67134b65853e2039d8462409/
externallmg_1729823735687_1729823733019_image_0.jpeg",
    "orientation": "portrait"
  }
```

```
    },
    {
      "status": false,
      "_id": "671b03fcd14bf9350abb119",
      "name": "Living Room",
      "path": "cases/67134b65853e2039d8462409/
externallmg_1729823737343_1729823733019_image_4.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "671b03fcd14bf9350abb118",
      "name": "Living Room",
      "path": "cases/67134b65853e2039d8462409/
externallmg_1729823736993_1729823733019_image_3.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "671b03c9038561936232aefc",
      "name": "Living Room",
      "path": "cases/67134b65853e2039d8462409/
externallmg_1729823687804_1729823674225_image_13.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "671b036b857cdb68fa97a298",
      "name": "Living Room",
      "path": "cases/67134b65853e2039d8462409/
externallmg_1729823591219_1729823583264_image_8.jpeg",
      "orientation": "portrait"
    }
  ]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "34194.00",
    "max": "37500.00"
  },
  "builtUpRateRange": {
    "min": "28495.00",
    "max": "31250.00"
  },
  "saleableRateRange": {
    "min": "0.00",
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```
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
    "title": "Wardrobes",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
    "title": "Showcases",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "kitchenArrangements": {
    "title": "Kitchen arrangements",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "interiorDecorations": {
    "title": "Interior Decorations",
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"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
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},
"taskStatus": {
  "SITE_INSPECTION": true,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Approximate Rate Lead",
  "value": "APPROXIMATE_LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "847.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "SIGNEDREPORTATTACH",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "67134b65853e2039d8462409",
"ownerName": "Mr. Vikram Manikchand Jain",
"ownerPhoneNo": "7738480001",
"appAddress": "Flat no 23,2Floor,B-wing, Building no 2, Kalpataru Aura 2B,L B S
Marg Ghatkopar west ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  },
  "inputs": {
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"documentDate": "24/10/2024",
"from": {
  "value": "Transferor",
  "label": "Transferor"
},
"Transferor": "Mrs. Bharati Bhavesh Shah",
"to": {
  "value": "Transferee",
  "label": "Transferee"
},
"Transferee": "Mr. Vikram Manikchand Jain",
"number": {
  "value": "Registration_No",
  "label": "Registration No"
},
"Registration_No": "22274/2024"
},
"isHardCopy": false,
"displayStatus": true,
"path": "cases/67134b65853e2039d8462409/
document_1729929141740_AGreemnet.pdf",
"fileName": "document_1729929141740_AGreemnet.pdf",
"id": "635120",
"uploadedBy": "60f91b6f344e052188ffd1fc",
"createdAt": "Sat Oct 26 2024 11:52:29 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "08/12/2009",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CE/6288/BPES/AN"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "982264",
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"path": "cases/67134b65853e2039d8462409/document_1729944141515_OC.pdf",
"fileName": "document_1729944141515_OC.pdf"
},
{
  "documentType": {
    "value": "60ae125eaa6d152c1801b353",
    "label": "Maintenance Bill"
  },
  "inputs": {
    "documentDate": "05/10/2024",
    "remark": " in the name of Mrs. Bharati Bhavesh Shah issued by Kalpataru Aura
Bldg. 2A & B Co-op. Hsg. Soc. Ltd.",
    "number": {
      "value": "Document_No",
      "label": "Document No"
    },
    "Document_No": " 379"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "298968",
  "path": "cases/67134b65853e2039d8462409/
document_1729944261851_Maintenance_Bill.pdf",
  "fileName": "document_1729944261851_Maintenance_Bill.pdf"
},
{
  "documentType": {
    "value": "60ae1264aa6d152c1801b371",
    "label": "Share Certificate "
  },
  "inputs": {
    "remark": " bearing Nos. 621 to 630 having 10 Shares of Rs. 50/- each transferred
dated 18/06/2024 in the name of Mrs. Bharati Bhavesh Shah by Kalpataru Aura Bldg.
No. 2A & B Co-op. Soc. Ltd.",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " 62"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "482318",
  "path": "cases/67134b65853e2039d8462409/
document_1729944456508_Share_Certificate.pdf",
  "fileName": "document_1729944456508_Share_Certificate.pdf"
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}
],
"caseNumber": "011907",
"createdBy": "60af3d172ffdf65bcd6585cd",
"caseHistory": [
  {
    "id": "473441",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Oct 19 2024 11:32:13 GMT+0530 (India Standard Time)"
  }
],
"owners": [
  {
    "name": "Mr. Vikram Manikchand Jain",
    "phone": "7738480001",
    "ownershipShare": "",
    "email": "",
    "id": "115233"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "11",
    "name": "Living Room",
    "length": "",
    "length1": "11",
    "length2": "1",
    "width": "",
    "width1": "17",
    "width2": "4",
    "totalArea": "192.11",
    "images": [],
    "finalArea": "192.11",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
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},
  "id": "11",
  "name": "Dining",
  "length": "",
  "length1": "8",
  "length2": "2",
  "width": "",
  "width1": "8",
  "width2": "6",
  "totalArea": "69.42",
  "images": [],
  "finalArea": "69.42",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Kitchen",
  "length": "",
  "length1": "12",
  "length2": "5",
  "width": "",
  "width1": "7",
  "width2": "2",
  "totalArea": "88.99",
  "images": [],
  "finalArea": "88.99",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Passage",
  "length": "",
  "length1": "11",
  "length2": "5",
  "width": "",
  "width1": "7",
  "width2": "8",
  "totalArea": "87.53",
```

```
"images": [],
"finalArea": "87.53",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Bedroom",
  "length": "",
  "length1": "11",
  "length2": "10",
  "width": "",
  "width1": "10",
  "width2": "0",
  "totalArea": "118.33",
  "images": [],
  "finalArea": "118.33",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Toilet",
  "length": "",
  "length1": "3",
  "length2": "10",
  "width": "",
  "width1": "4",
  "width2": "7",
  "totalArea": "17.57",
  "images": [],
  "finalArea": "17.57",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
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"name": "Bathroom",
"length": "",
"length1": "4",
"length2": "11",
"width": "",
"width1": "4",
"width2": "8",
"totalArea": "22.94",
"images": [],
"finalArea": "22.94",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Bedroom",
  "length": "",
  "length1": "9",
  "length2": "1",
  "width": "",
  "width1": "7",
  "width2": "2",
  "totalArea": "65.10",
  "images": [],
  "finalArea": "65.10",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Bedroom",
  "length": "",
  "length1": "12",
  "length2": "9",
  "width": "",
  "width1": "10",
  "width2": "11",
  "totalArea": "139.19",
  "images": [],
  "finalArea": "139.19",
```

```
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "11",
  "name": "Toilet",
  "length": "",
  "length1": "5",
  "length2": "3",
  "width": "",
  "width1": "7",
  "width2": "4",
  "totalArea": "38.50",
  "images": [],
  "finalArea": "38.50",
  "extraAreas": []
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "9.00",
    "length1": "9",
    "length2": "00",
    "width": "8.00",
    "width1": "8",
    "width2": "00",
    "totalArea": "72.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "72",
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"percentageBeforeTotal": "72.00",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "968846",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "847",
  "squareMeterArea": "78.69",
  "docFinalBuiltUp": "1016.40",
  "docFinalBuiltUpSquareMeter": "94.43",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0.00",
  "docFinalSaleableSquareMeter": "0.00"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "775.00",
    "squareMeterArea": "72.00",
    "expectedRate": "37419.35",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "930.00",
    "squareMeterArea": "86.40",
    "expectedRate": "31182.80",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
```

```
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "671ca148857cdb68fa98ae31",
  "property": "Flat",
  "area": "775",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "size": "1197500",
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  "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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processingDocuments/1729929535785_Summary__jain.xlsx",
  "size": "3865692",
  "createdAt": "Sat Oct 26 2024 07:58:57 GMT+0000 (Coordinated Universal Time)",
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      "role": "MAKER+CHECKER",
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      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "67137a4ac6eb1c39d992b1c8",
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  }
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{
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    "lastName": "Sarmalkar",
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  "note": "Draft agreement - 3.11 cr. Value shared 3.04 to 3.08 cr. Value not confirmed
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    "firstName": "Binumon",
    "lastName": "Moozhickal",
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  "status": true,
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  "note": "for report (Task Reopen)",
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  "createdAt": "2024-10-26T12:34:48.647Z"
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"updatedAt": "2024-10-28T07:52:42.543Z",
"__v": 0,
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 23, 2nd Floor, Building No 2, Wing - B, Kalpataru Aura Building No. 2 A & B Co-op. Hsg. Soc. Ltd., Lal Bahadur Shastri Marg, Village - Ghatkopar, Taluka - Kurla, District - Mumbai Suburban, Ghatkopar (West), Mumbai, PIN - 400 086, State - Maharashtra, India",  
"addressForMap": "",  
"caseReferredBy": "60af3d172ffdf65bcd6585cd",  
"contactPersonName": "Ms. Sonal Sanghvi",  
"email": "",  
"isExternal": "false",  
"isUrgent": "false",  
"ownershipShare": "",  
"proposePurchaserName": "",  
"purchaseValueAsPerDocument": "",  
"relationWithOwner": "Tenant",  
"siteVisitContactNo": "7738480001",  
"buildingServicesRate": "2800",  
"finalAreaType": "Carpet Area",  
"finalAsPerArea": "Agreement for sale",  
"finalBuiltUpPercentage": "20",  
"finalCarpetConvertToBuiltUpPer": "20",  
"finalMeasurementType": "Sq. Ft.",  
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 847.00",  
"flatRate": "35600",  
"landOtherRate": "32800",  
"shopDetails": {  
 "typeOfShops": null,  
 "roadFacing": false,  
 "mall": false  
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"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + Dining + Passage + 2 Toilet + Bathroom",  
"carpetTotal": "839.68",  
"otherCarpetTotal": "72.00",  
"otherCompositionBuiltUpTotal": "0.00",  
"otherCompositionCarpetTotal": "72.00",  
"otherCompositionSaleableTotal": "0.00",  
"builtupPercentage": "20",  
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"finalCarpetArea": "911.68",  
"finalSalableArea": "1094.02",  
"salablePercentage": "0",  
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"toBeAdded": "",  
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"reportGeneratedDate": "Sat Oct 26 2024 11:03:01 GMT+0000 (Coordinated
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"siteVisitDate": "2024-10-24",
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "leasePremium": "",
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    "leaseTo": "",
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    "leaseDate": ""
  }
}

```

Name	Length	Width	Total
Composition :			
Living Room	11'1"	17'4"	192.11
Dining	8'2"	8'6"	69.42
Kitchen	12'5"	7'2"	88.99
Passage	11'5"	7'8"	87.53
Bedroom	11'10"	10'0"	118.33
Toilet	3'10"	4'7"	17.57
Bathroom	4'11"	4'8"	22.94
Bedroom	9'1"	7'2"	65.10
Bedroom	12'9"	10'11"	139.19
Toilet	5'3"	7'4"	38.50

Other  
Composition :

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Dry Balcony Area	9'00"	8'00"	72.00
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