

```
{
  "typeOfReport": {
    "value": "Single_Flat",
    "label": "Single Flat"
  },
  "reportInformation": {
    "amalgamated": false,
    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "value": "Direct",
    "label": "Direct"
  },
  "purposeOfValuation": {
    "value": "Housing_Loan",
    "label": "Housing Loan"
  },
  "masterTypeOfPurpose": {
    "value": "Non_SARFAESI",
    "label": "Non SARFAESI"
  },
  "toAssess": {
    "value": "Fair_Market_Value",
    "label": "Fair Market Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856bb1d"
    },
    "firstName": "Birendra",
    "type": "CREDITOFFICER",
    "_id": "636b7ad64d42487767af7c8d",
    "lastName": "Thakur",
    "mobileNo": "",
    "workMobileNo": "9969782542",
    "email": "birendra.thakur@sbi.co.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "",
    "discussWithPerson": "",
    "expectedFees": null,
    "quotedAmount": ""
  },
}
```

```
"organization": {
  "_id": "6418456a96b58848585f8cb2",
  "name": "Thane",
  "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": {
  "_id": "5fc6a0d8da3c631ed41d17f4",
  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "5fc6c33c74d12c494856bb1d",
  "branchCode": "5354",
  "type": "BRANCH",
  "name": "Naupada Branch Thane",
  "email": "sbi.05354@sbi.co.in",
  "mobileNo": "5413552365",
  "alternateMobileNo": "",
  "address": "425, Gokhale Road, Naupada, Thane, Maharashtra",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "60e03dac6576061dae462469",
  "zoneName": "Mumbai (Metro) & Maharashtra"
},
"staff": {
  "pickupPerson": {
```

```
"type": "EMPLOYEE",
  "_id": "656aa949cebbe1714411d21b",
  "role": "FRONTDESK",
  "firstName": "Priyanka",
  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
},
"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "642bad2b91d7c62df117fef2",
  "role": "SITEENGINEER",
  "firstName": "Abhiraj",
  "email": "abhishekharijan@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8369839430",
  "designation": "",
  "shortName": "AH",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316"
},
"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
},
"maker": {
  "type": "EMPLOYEE",
  "_id": "627222afafd7d55eddeddd82",
  "role": "FRONTDESK",
  "firstName": "Pratibha",
  "email": "shilvanta_pratibha@yahoo.co.in",
  "lastName": "Shilvanta",
  "mobileNo": "9821518537",
  "designation": "",
  "shortName": "PS",
```

```
    "workWithDocumentMaker": "60f915d3f3dd69653a592199",
    "profilePhoto": "users/627222afafd7d55eddedd82/
profilePhoto_1668057073669_Pratibha_Photo.jpg"
  },
  "checker": {
    "type": "EMPLOYEE",
    "_id": "60f915d3f3dd69653a592199",
    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Shobha",
    "email": "shobha@vastukala.org",
    "lastName": "Kuperkar",
    "mobileNo": "9004134140",
    "designation": "",
    "shortName": "SH",
    "workWithDocumentMaker": "",
    "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
  },
  "valuers": [
    {
      "valuersRegistrationNumber": [
        {
          "value": "IBBI/RV/07/2018/10366",
          "label": "Registered Valuer"
        }
      ],
      "type": "EMPLOYEE",
      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
      "designation": "Registered Valuer",
      "registrationNo": [
        {
          "title": {
            "label": "IBBI"
          },
          "_id": "60af80072ffdf65bcd658651",
          "number": "IBBI/RV/07/2018/10366"
        }
      ],
      {
        "title": {
          "value": "FIIV",
          "label": "FIIV"
        }
      }
    ]
  }
```

```
    },
    "_id": "60af80072ffdf65bcd658652",
    "number": "CAT-I-F-1763"
  },
  {
    "title": {
      "value": "Chartered_Engineer",
      "label": "Chartered Engineer"
    },
    "_id": "60af80072ffdf65bcd658653",
    "number": "AM161706-3"
  },
  {
    "title": {
      "value": "Registered_Valuer",
      "label": "Registered Valuer"
    },
    "_id": "60af80072ffdf65bcd658654",
    "number": "IBBI/RV/07/2018/10366"
  }
],
"shortName": "MBC",
"workWithDocumentMaker": "",
"profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
]
},
"clientType": {
  "value": "BANK",
  "label": "BANK"
},
"location": {
  "latitude": "18.4591418233516",
  "longitude": "73.84120067861012"
},
"geo": {
  "type": "Point",
  "coordinates": [
    0,
    0
  ]
},
"siteVisit": {
```

```
"siteVisitStatus": true,
"schedule": [],
"visitedDate": [
  {
    "status": "COMPLETED",
    "dateTime": "2024-10-21",
    "remark": "MANUAL_IN_TASK"
  }
]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
},
"compositionFlatType": {
  "value": "15BHK",
  "label": "1.5 BHK"
},
"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
  "state": {
    "status": true,
    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
  },
  "country": {
    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
    "label": false
  },
  "village": {
    "status": true,
    "name": "Village",
    "key": "village",
    "value": "Ambegaon Budruk ",
    "label": true
  },
  "floorNo": {
    "status": true,
```

```
"name": "Floor No",
"key": "floorNo",
"value": "4",
"label": false
},
"buildingNo": {
  "status": false,
  "name": "Building No",
  "key": "buildingNo",
  "value": "",
  "label": true
},
"district": {
  "status": true,
  "name": "District",
  "key": "district",
  "value": "Pune",
  "label": true
},
"city": {
  "status": false,
  "name": "City",
  "key": "city",
  "value": "",
  "label": false
},
"tahasilNo": {
  "status": false,
  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
},
"taluka": {
  "status": true,
  "name": "Taluka",
  "key": "taluka",
  "value": "Haveli",
  "label": true
},
"plotNo": {
  "status": false,
  "name": "Plot No.",
  "key": "plotNo",
  "value": "",
  "label": true
}
```

```
},
"buildingName": {
  "status": true,
  "name": "Building Name",
  "key": "buildingName",
  "value": "The Pavilion ",
  "label": false
},
"selectArea": {
  "status": false,
  "name": "Sector",
  "key": "selectArea",
  "value": "",
  "label": true
},
"street1": {
  "status": false,
  "name": "Street 1",
  "key": "street1",
  "value": "",
  "label": false
},
"street2": {
  "status": false,
  "name": "Street 2",
  "key": "street2",
  "value": "",
  "label": false
},
"landmark": {
  "status": true,
  "name": "Landmark",
  "key": "landmark",
  "value": "Near The Vita Merchants Co-op Bank",
  "label": false
},
"wing": {
  "status": true,
  "name": "Wing",
  "key": "wing",
  "value": "A",
  "label": true
},
"projectName": {
  "status": false,
  "name": "Project Name",
```



```
"key": "projectName",
"value": "",
"label": false
},
"oldSurveyNumber": {
  "status": false,
  "name": "Old Survey No.",
  "key": "oldSurveyNumber",
  "value": "",
  "label": true
},
"newSurveyNumber": {
  "status": true,
  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "26, Hissa No. 1/3",
  "label": true
},
"hissaNo": {
  "status": false,
  "name": "Hissa No.",
  "key": "hissaNo",
  "value": "",
  "label": true
},
"CTSNo": {
  "status": false,
  "name": "CTS No.",
  "key": "CTSNo",
  "value": "",
  "label": true
},
"blockNo": {
  "status": false,
  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
},
"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "401",
  "label": false
},
}
```

```
"municipalityWardNo": {
  "status": false,
  "name": "Municipality Ward No.",
  "key": "municipalityWardNo",
  "value": "",
  "label": true
},
"khataNo": {
  "status": false,
  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
},
"mouza": {
  "status": false,
  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
},
"SRO": {
  "status": false,
  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
},
"policeStation": {
  "status": false,
  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
},
"GUTNo": {
  "status": false,
  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
},
"postalCode": {
  "status": true,
  "name": "Postal Code",
  "key": "postalCode",
```

```
"value": "PIN Code - 411 046",
"label": false
},
"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "Proposed_Vitrified_tiles_flooring",
    "label": "Proposed Vitrified tiles flooring"
  },
  "doors": {
    "value": "Proposed_Teak_wood_door_frame_with_flush_doors",
    "label": "Proposed Teak wood door frame with flush doors"
  },
  "windows": {
    "value": "Proposed_Powder_coated_aluminium_sliding_windows",
    "label": "Proposed Powder coated aluminium sliding windows"
  },
  "fittings": {
    "value": "Proposed_Concealed_plumbing_with_CP_fittings._Concealed_wiring",
    "label": "Proposed Concealed plumbing with C.P. fittings. Concealed wiring"
  },
  "finishing": {
    "value": "Proposed_Cement_Plastering",
    "label": "Proposed Cement Plastering"
  }
},
"general": {
  "ownership": {
    "value": "Joint Ownership",
    "label": "Joint Ownership"
  },
  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  }
},
```

```
"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
},
"townplanApprovedByList": {
  "value": "Pune Municipal Corporation",
  "label": "Pune Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
},
"asPerActualAgreement": {
  "north": "Open Plot",
  "west": "Internal Road",
  "south": "Internal Road / Hindavi Heights",
  "east": "Samarth Height"
},
"asPerDocumentAgreement": {
  "north": "Boundry of S. No. 25",
  "west": "Road",
  "south": "Boundry of S. No. 26",
  "east": "Property belongs to Mr. Kale"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Flat No. 402",
    "east": "Staircase",
    "south": "Marginal Space",
    "west": "Marginal Space"
  },
  "asPerDocument": {
    "north": "Flat No. 402",
    "east": "Staircase",
    "south": "Building side margin and property belongs to Mr. Kate",
    "west": "18 mtr. Wide Road"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  }
}
```

```

    },
    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": ". The composition of flat will be 1 Bedroom + Study Room + Living Room + Kitchen + 2 Toilets + Passage + Enclosed Balcony + Balcony + Passage (As per Approved Building Plan).",
  "dateOfIssusApprovePlan": " Copy of Approved Building Plan No.CC No. 0454 / 23 Dated 25.05.2023 issued by Pune Municipal Corporation.",
  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "Building is under construction",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "At the time of visit, Builder has not allowed for site inspection and Internal Photographs. The details about the work progress status has been provided by Builder Person Ms. Komal Shirke (Contact No. 8080794184).",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
},
"igrRate": {
  "propertyName": "Residential",
  "rate": "54260",
  "landRate": "17330",
  "igrImage": "cases/67162c399f41bc3db4e48f1f/igr_1729594257630_Image.png",
  "squareMeterGuideLineRate": "54260.00",
  "squareFeetGuideLineRate": "5041.00"
},
"igrFinalRate": {

```

```
"floorRatePercentage": "0",
"depreciationPercentage": "0",
"rate": "54260.00",
"squareMeterGuideLineRate": "54260.00",
"squareFeetGuideLineRate": "5041.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  },
  "monthlyRent": "N.A.",
  "assessmentNo": "Details not available",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per PMC norms",
  "tenantName": "",
  "maintenanceOfFlat": "Building is under construction"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "Building_Under_Construction",
    "label": "Building Under Construction"
  }
}
```

```
},
"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Proposed_Yes",
  "label": "Proposed, Yes"
},
"carParking": "Open Parking",
"constructionWorkStatus": {
  "value": "InProgress",
  "label": "Under Construction"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
},
"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": "UnderConstruction",
  "label": "Building Under Construction"
},
"materialUsedList": {
  "value": "Building Under Construction",
  "label": "Building Under Construction"
},
"buildingSpecification": {
  "value": "Proposed_Standard",
```

```
"label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building Under Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "Proposed_Yes",
  "label": "Proposed, Yes"
},
"appearanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"maintenanceOfTheBuilding": {
  "value": "UnderConstruction",
  "label": "Building Under Construction"
},
"maintenancelssues": {
  "value": "Building Under Construction",
  "label": "Building Under Construction"
},
"visibleDamageInBuilding": {
  "value": "Building Under Construction",
  "label": "Building Under Construction"
},
"systemOfAirConditioning": {
  "value": "Building Under Construction",
  "label": "Building Under Construction"
},
"provisionOfFirefighting": {
  "value": "Building Under Construction",
  "label": "Building Under Construction"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
}
```



```
"yearOfConstructionAsPer": {
  "value": "as_per_site_information",
  "label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "1",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "11",
"flatFloorNo": "4",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "9"
},
"finalPlinthArea": {
  "area": "770.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67162c399f41bc3db4e48f1f/
routeMap_1729661534848_Image.png",
    "routeLat": "18.459168",
    "routeLng": "73.841402",
    "stationName": "Swargate",
    "routeDistance": "6.6 Km",
    "routeStation": {
      "value": "Metro Station",
      "label": "Metro Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
}
```

```
"locationMapImg": [
  {
    "id": "gxi55",
    "name": "gxi55",
    "image": "cases/67162c399f41bc3db4e48f1f/
routeMap_1729660586547_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",
  "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": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "5600000.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
```

```
"bookValue": "0",
"finalValue": "5600000.00"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Wed Oct 23 2024 09:57:18 GMT+0000 (Coordinated Universal Time)",
  "number": "2308775",
  "dayCount": "15",
  "monthCount": "315",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "14",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "14",
    "percentage": "7.00",
    "isHideFloor": false,
    "status": true
  },
  "externalBrickWork": {
    "label": "External Brick Work",
```

```
"floorsCompleted": "14",
"percentage": "7.00",
"isHideFloor": false,
"status": true
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "14",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "14",
  "percentage": "3.50",
  "isHideFloor": false,
  "status": true
},
"door": {
  "label": "Door",
  "floorsCompleted": "14",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
},
"window": {
  "label": "Window",
  "floorsCompleted": "14",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
}
```

```
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "76.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "3881570.00",
```

```
"selectedBuildUpValue": "770.00",
"selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "671885ef0385619362306fe0",
      "name":
"externallmg_r_1729660398150_WhatsApp_Image_20241022_at_112530_AM.jpeg",
      "path": "cases/67162c399f41bc3db4e48f1f/
externallmg_r_1729660398150_WhatsApp_Image_20241022_at_112530_AM.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "671885ef0385619362306fe0",
      "name":
"externallmg_r_1729660398150_WhatsApp_Image_20241022_at_112530_AM.jpeg",
      "path": "cases/67162c399f41bc3db4e48f1f/
externallmg_r_1729660398150_WhatsApp_Image_20241022_at_112530_AM.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "671885ef0385619362306fdf",
      "name":
"externallmg_1729660398409_WhatsApp_Image_20241022_at_112531_AM.jpeg",
      "path": "cases/67162c399f41bc3db4e48f1f/
externallmg_1729660398409_WhatsApp_Image_20241022_at_112531_AM.jpeg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "671885ef0385619362306fde",
      "name":
"externallmg_1729660398029_WhatsApp_Image_20241022_at_112530_AM_1.jpeg",
      "path": "cases/67162c399f41bc3db4e48f1f/
externallmg_1729660398029_WhatsApp_Image_20241022_at_112530_AM_1.jpeg",
      "orientation": "landscape"
    },
    {
      "status": false,
```

```
    "_id": "671885ef0385619362306fe1",
    "name": "externallmg_r_1729660398275_WhatsApp_Image_20241022_at_112531
_AM_1.jpeg",
    "path": "cases/67162c399f41bc3db4e48f1f/
externallmg_r_1729660398275_WhatsApp_Image_20241022_at_112531_AM_1.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "7191.00",
    "max": "9829.00"
  },
  "builtUpRateRange": {
    "min": "6537.00",
    "max": "8936.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "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": {
  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "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,
"isEditable": false
}
},
taskStatus": {
"SITE_INSPECTION": false,
"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Lead",
"value": "LEAD"
},
siteVisitType": "FULL",
isExternalReport": false,
isSiteMeasurementAllowed": false,
```

```
"finalValuationArea": "700.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "67162c399f41bc3db4e48f1f",
"ownerName": "Mrs. Manali Nitish Talathi (Manali Shirish Talathi - Before the
Marriage), Mr. Nitish Satish Talathi, Sneha Satish Talathi & Mr. Satish Narayan Talathi",
"ownerPhoneNo": "8080794184",
"fullAddress": "Residential Flat No. 401, 4th Floor, Wing - A, The Pavilion , Near The
Vita Merchants Co-op Bank, Village - Ambegaon Budruk , Taluka - Haveli, District -
Pune, PIN Code - 411 046, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "03/10/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "Optima Reality ",
      "to": {
        "value": "The_Allottees",
        "label": "The Allottees"
      },
      "The_Allottees": "Mrs. Manali Nitish Talathi (Manali Shirish Talathi - Before the
Marriage), Mr. Nitish Satish Talathi, Sneha Satish Talathi & Mr. Satish Narayan Talathi",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "21390/2024"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "184514",
```

```
    "path": "cases/67162c399f41bc3db4e48f1f/
document_1729506342229_Agreement_Copy_Between_builder_to_Talathi.pdf",
    "fileName":
"document_1729506342229_Agreement_Copy_Between_builder_to_Talathi.pdf"
  },
  {
    "documentType": {
      "value": "60ae129faa6d152c1801b47d",
      "label": "RERA Certificate"
    },
    "inputs": {
      "documentDate": "14/09/2022",
      "nameOfApprovingAuthority": {
        "value": "Maharashtra_Real_Estate_Regulatory_Authority",
        "label": "Maharashtra Real Estate Regulatory Authority"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "P52100046868"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1729664645655_127446.pdf",
    "path": "cases/67162c399f41bc3db4e48f1f/
document_1729664645655_127446.pdf",
    "id": "441078",
    "uploadedBy": "627222afafd7d55eddedd82",
    "createdAt": "Wed Oct 23 2024 06:24:05 GMT+0000 (Coordinated Universal Time)"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "25/05/2023",
      "nameOfApprovingAuthority": {
        "value": "Pune_Municipal_Corporation",
        "label": "Pune Municipal Corporation"
      },
      "number": {
        "value": "No",
        "label": "No"
      },
    },
  },
}
```

```
    "No": "CC / 0454 / 23"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1729664915707_174784.pdf",
  "path": "cases/67162c399f41bc3db4e48f1f/
document_1729664915707_174784.pdf",
  "id": "295618",
  "uploadedBy": "627222afafd7d55eddeddd82",
  "createdAt": "Wed Oct 23 2024 06:28:35 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "25/05/2023",
    "nameOfApprovingAuthority": {
      "value": "Pune_Municipal_Corporation",
      "label": "Pune Municipal Corporation"
    },
    "remark": "(As Download from RERA Site)",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CC No. 0454 / 23"
},
  "isHardCopy": false,
  "displayStatus": true,
  "id": "556072",
  "path": "cases/67162c399f41bc3db4e48f1f/
document_1729665413142_Approved_Plan.pdf",
  "fileName": "document_1729665413142_Approved_Plan.pdf"
}
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "011954",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "447514",
```

```
"title": "Create Lead",
"description": "Create Lead",
"datetime": "Mon Oct 21 2024 15:56:01 GMT+0530 (India Standard Time)"
}
],
"owners": [
{
"name": "Mrs. Manali Nitish Talathi (Manali Shirish Talathi - Before the Marriage),
Mr. Nitish Satish Talathi, Sneha Satish Talathi & Mr. Satish Narayan Talathi",
"phone": "8080794184",
"ownershipShare": "",
"email": "",
"id": "546169"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
"typeOfDocument": {
"value": "60af48bf2ffdf65bcd6585fa",
"label": "Agreement for sale"
},
"docMeasurementType": {
"value": "Square_Feet",
"label": "Square Feet"
},
"selectAreaTypeDocument": "Carpet",
"squareMeterArea": "65.03",
"totalAreaDocument": "700",
"docBuiltupPercentage": "10",
"docFinalBuiltUp": "770.00",
"docFinalBuiltUpSquareMeter": "71.54",
"docSaleablePercentage": "",
"docFinalSaleable": "0.00",
"docFinalSaleableSquareMeter": "0.00",
"id": "599986"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
```

```
"area": "630.00",
"squareMeterArea": "58.53",
"expectedRate": "8800.00",
"percentage": ""
},
"builtUpArea": {
"area": "693.00",
"squareMeterArea": "64.38",
"expectedRate": "8000.00",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "671783b7fd024a77248822b5",
"property": "Optima, The Pavilion, Pune",
"area": "630",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "Middle",
"source": "Commonfloor.com",
"expectedPrice": "5544000",
"expectedRate": "8800.00",
"builtUpExpectedRate": "8000.00",
"image": "cases/67162c399f41bc3db4e48f1f/indicator_1729593787884_Image.png",
"squareMeter": "58.53",
"id": "889944"
},
{
"carpetArea": {
"area": "700.00",
"squareMeterArea": "65.03",
"expectedRate": "9828.57",
"percentage": ""
},
"builtUpArea": {
"area": "770.00",
"squareMeterArea": "71.54",
"expectedRate": "8935.06",
"percentage": "10"
}
```

```
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "671783b7fd024a77248822b6",
"property": "Optima, The Pavilion, Pune",
"area": "700",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "Middle",
"source": "square_yards",
"expectedPrice": "6880000",
"expectedRate": "9828.57",
"builtUpExpectedRate": "8935.06",
"image": "cases/67162c399f41bc3db4e48f1f/indicator_1729593848315_Image.png",
"squareMeter": "65.03",
"id": "486274"
},
{
  "carpetArea": {
    "area": "452.00",
    "squareMeterArea": "41.99",
    "expectedRate": "7190.27",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "497.20",
    "squareMeterArea": "46.19",
    "expectedRate": "6536.60",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "671783b7fd024a77248822b7",
  "property": "Optima, The Pavilion, Pune",
```

```
"area": "452",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "1",
"source": "Index_no.2",
"expectedPrice": "3250000",
"expectedRate": "7190.27",
"builtUpExpectedRate": "6536.60",
"image": "cases/67162c399f41bc3db4e48f1f/indicator_1729593919214_Image.png",
"squareMeter": "41.99",
"id": "396491"
}
],
"externalImages": [
{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "671885ef0385619362306fde",
"name":
"externalImg_1729660398029_WhatsApp_Image_20241022_at_112530_AM_1.jpeg",
"path": "cases/67162c399f41bc3db4e48f1f/
externalImg_1729660398029_WhatsApp_Image_20241022_at_112530_AM_1.jpeg",
"orientation": "landscape"
},
{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "671885ef0385619362306fdf",
"name":
"externalImg_1729660398409_WhatsApp_Image_20241022_at_112531_AM.jpeg",
"path": "cases/67162c399f41bc3db4e48f1f/
externalImg_1729660398409_WhatsApp_Image_20241022_at_112531_AM.jpeg",
"orientation": "landscape"
},
{
"type": "EXTERNAL_IMAGES",
"status": false,
"_id": "671885ef0385619362306fe0",
"name":
"externalImg_r_1729660398150_WhatsApp_Image_20241022_at_112530_AM.jpeg",
"path": "cases/67162c399f41bc3db4e48f1f/
externalImg_r_1729660398150_WhatsApp_Image_20241022_at_112530_AM.jpeg",
"orientation": "portrait"
},
}
```



```
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "671885ef0385619362306fe1",
  "name": "externalImg_r_1729660398275_WhatsApp_Image_20241022_at_112531_
AM_1.jpeg",
  "path": "cases/67162c399f41bc3db4e48f1f/
externalImg_r_1729660398275_WhatsApp_Image_20241022_at_112531_AM_1.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "671885ef0385619362306fe2",
  "name":
"externalImg_r_1729660398465_WhatsApp_Image_20241022_at_113832_AM.jpeg",
  "path": "cases/67162c399f41bc3db4e48f1f/
externalImg_r_1729660398465_WhatsApp_Image_20241022_at_113832_AM.jpeg",
  "orientation": "landscape"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "671885ef0385619362306fe3",
  "name":
"externalImg_r_1729660398438_WhatsApp_Image_20241022_at_113823_AM.jpeg",
  "path": "cases/67162c399f41bc3db4e48f1f/
externalImg_r_1729660398438_WhatsApp_Image_20241022_at_113823_AM.jpeg",
  "orientation": "landscape"
}
],
"externalDocuments": [],
"processingDocuments": [
  {
    "originalname": "igr_5278.pdf",
    "filename": "1729591380836_igr_5278.pdf",
    "path": "cases/67162c399f41bc3db4e48f1f/
processingDocuments/1729591380836_igr_5278.pdf",
    "size": "204300",
    "createdAt": "Tue Oct 22 2024 10:03:01 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
    "originalname": "1727242705895_1714105613502_1711171772359_17002992201
43_1697100715004_1.xlsx",
    "filename": "1729591380862_1727242705895_1714105613502_1711171772359_1
```

```
700299220143_1697100715004_1.xlsx",
  "path": "cases/67162c399f41bc3db4e48f1f/processingDocuments/1729591380862_
1727242705895_1714105613502_1711171772359_1700299220143_1697100715004_
1.xlsx",
  "size": "1677792",
  "createdAt": "Tue Oct 22 2024 10:03:01 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "60f915d3f3dd69653a592199"
},
{
  "originalname": "igr_3334.pdf",
  "filename": "1729591381058_igr_3334.pdf",
  "path": "cases/67162c399f41bc3db4e48f1f/
processingDocuments/1729591381058_igr_3334.pdf",
  "size": "200294",
  "createdAt": "Tue Oct 22 2024 10:03:01 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "60f915d3f3dd69653a592199"
},
{
  "originalname": "igr_5278.pdf",
  "filename": "1729594283314_igr_5278.pdf",
  "path": "cases/67162c399f41bc3db4e48f1f/
processingDocuments/1729594283314_igr_5278.pdf",
  "size": "204300",
  "createdAt": "Tue Oct 22 2024 10:51:23 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "60f915d3f3dd69653a592199"
},
{
  "originalname": "1727242705895_1714105613502_1711171772359_17002992201
43_1697100715004_1.xlsx",
  "filename": "1729594283340_1727242705895_1714105613502_1711171772359_1
700299220143_1697100715004_1.xlsx",
  "path": "cases/67162c399f41bc3db4e48f1f/processingDocuments/1729594283340_
1727242705895_1714105613502_1711171772359_1700299220143_1697100715004_
1.xlsx",
  "size": "1677814",
  "createdAt": "Tue Oct 22 2024 10:51:23 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "60f915d3f3dd69653a592199"
},
{
  "originalname": "igr_3334.pdf",
  "filename": "1729594283615_igr_3334.pdf",
  "path": "cases/67162c399f41bc3db4e48f1f/
processingDocuments/1729594283615_igr_3334.pdf",
  "size": "200294",
  "createdAt": "Tue Oct 22 2024 10:51:23 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "60f915d3f3dd69653a592199"
```

```
}
],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
  {
    "createdBy": {
      "_id": "60f915d3f3dd69653a592199",
      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Shobha",
      "lastName": "Kuperkar",
      "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
    "_id": "671778449415217725ec8437",
    "note": "Rate verification done",
    "taskId": "67162c409f41bc3db4e48f74",
    "createdAt": "2024-10-22T10:02:44.321Z"
  }
],
"createdAt": "2024-10-21T10:26:01.570Z",
"updatedAt": "2024-10-23T10:10:35.344Z",
"__v": 0,
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "64abdb2806d6ec174986d16b",
"contactPersonName": "Ms. Komal Shirke",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Builder Person",
"rerald": "",
"siteVisitContactNo": "8080794184",
"buildingServicesRate": "2600",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 700.00",
```

```

"flatRate": "8000",
"landOtherRate": "5400",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"reportGeneratedDate": "Wed Oct 23 2024 04:10:47 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-10-21",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"finalSaleablePercentage": "0",
"builtupPercentage": "10",
"carpetTotal": "0",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 616.00\nExclusive of Balconies =
84.00",
"finalBuiltupArea": "0.00",
"finalCarpetArea": "0.00",
"finalSalableArea": "0.00",
"otherCarpetTotal": "0",
"salablePercentage": "10",
"siteMeasurementRemark": "",
"toBeAdded": ""
}

```

Name	Length	Width	Total
Composition :			

Other
Composition :
