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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856baa0"
    },
    "firstName": "Rajesh",
    "type": "CREDITOFFICER",
    "_id": "653de381d6fbd83553d3f51a",
    "lastName": "KUMAR",
    "mobileNo": "",
    "workMobileNo": "7892953881",
    "email": "1coorddesk.rasmecbhy@sbi.co.in"
  },
  "fees": {
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    "expectedFees": 1400,
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  "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"
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"client": {
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  "type": "BANK",
  "name": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "type": "BRANCH",
  "name": "RASMECCC Bhayandar",
  "email": "Coorddesk.rasmecbhy@sbi.co.in",
  "mobileNo": "02225140903",
  "alternateMobileNo": "",
  "address": "RASMECCC Bhayandar Branch Unit No. 101, 102, 103B, 1st Floor, IT
Landmark Building, 150ft. Road, Near Hotel Shree Nidhi, Opp. Maxus Mall, Bhayander
(West), Thane – 401 101, State – Maharashtra, Country – India.",
  "ledgerName": "",
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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  "email": "amitsalvi2909@gmail.com",
  "lastName": "Salvi",
  "mobileNo": "7499830659",
  "shortName": "Amit",
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  "role": "SITEENGINEER",
  "firstName": "Anwar",
  "email": "anwar21786@gmail.com",
  "lastName": "Shaikh",
  "mobileNo": "8552884500",
  "designation": "",
  "shortName": "AS",
  "workWithDocumentMaker": "",
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"rateVerifier": {
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  "role": "FRONTDESK",
  "firstName": "Binumon",
  "email": "binu@vastukala.org",
  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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},
"maker": {
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"email": "jayaraja@vastukala.org",
"lastName": "Acharya",
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  "lastName": "Moozhickal",
  "mobileNo": "9930252906",
  "designation": "Back Office Team Leader",
  "shortName": "BS",
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  {
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        "label": "Registered Valuer"
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  {
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    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "label": "Chartered Engineer"
      },
      "_id": "60af80072ffdf65bcd658653",
      "number": "AM161706-3"
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  "profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
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  "fatherName": "Baburao"
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72.84801047229263,
19.407917072210477
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"label": true
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  "value": "Vasai",
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  "key": "plotNo",
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  "label": true
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  "key": "buildingName",
  "value": "Vishwa Nagri Complex",
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  "label": true
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  "label": false
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "708",
  "label": false
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  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "key": "postalCode",
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  "key": "suburb",
  "value": "",
  "label": false
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    "label": "R.C.C. slab"
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  "flooring": {
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak wood door frame with flush shutters"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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      "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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    "finishing": {
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      "label": "Cement Plastering"
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  "general": {
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      "label": "Joint Ownership"
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      "label": "Middle Class"
    },
    "populationGroupList": {
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      "label": "Urban"
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    "townplanApprovedByList": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "whetherCoveredUnderAnyState": {
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      "label": "No"
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    "asPerActualAgreement": {
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      "west": "2 D",
      "south": "'B' Wing of Vishwa Nagri Complex",
      "east": "Open Plot"
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    "asPerDocumentAgreement": {
      "north": "Proposed Building (As per RERA website)",
      "west": "Proposed Building (As per RERA website)",
      "south": "Proposed Building (As per RERA website)",
      "east": "Proposed Building (As per RERA website)"
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  "east": "Flat No. 707",
  "south": "Marginal Space",
  "west": "Flat No. 709"
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"isDisplay": true,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
  },
  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
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VP-6103/247/2020-21 dated 26.03.2021 issued by Vasai Virar City Municipal
Corporation.",
"approvePlanVerified": "Yes",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
},
}
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  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "11000.00",
  "depreciatedBuildingRate": "2800"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "57700",
  "landRate": "12300",
  "igrImage": "cases/6718ebc4772666934f23c7c4/igr_1729858677971_Image.png",
  "squareMeterGuideLineRate": "60585.00",
  "squareFeetGuideLineRate": "5629.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "57700.00",
  "squareMeterGuideLineRate": "60585.00",
  "squareFeetGuideLineRate": "5629.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Vacant",
    "label": "Vacant"
  },
  "monthlyRent": "N.A",
  "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 VVCMC norms",
  "tenantName": ""
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"maintenanceOfFlat": "Vacant flat in good condition"
},
"marketability": {
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Covered Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2024",
    "fullDate": "1/1/2024"
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  "planningArea": {
    "value": "Residential",
    "label": "Residential"
  },
}
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"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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"buildingSpecification": {
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  "label": "Standard"
},
"structuralSafety": {
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  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "0",
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"label": "No"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "0",
  "label": "No"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "0",
"totalLifeBuilding": "60",
"estimatedAge": "60",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "7",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "11"
},
"finalPlinthArea": {
  "area": "261.80",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
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    "routeLat": "19.407227",
    "routeLng": "72.848115",
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"stationName": "Nalla Sopara",
"routeDistance": "5.3 km.",
"routeStation": {
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  "label": "Railway Station"
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"finalLatLng": {
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    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "kw08a9",
    "name": "kw08a9",
    "image": "cases/6718ebc4772666934f23c7c4/
routeMap_1729919209599_Image.png"
  }
],
"valuation": {
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    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
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"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
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"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
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"realizableValuePercentage": "98",
"bookValueDocument": null,
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"bookValue": "0"
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"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Sat Oct 26 2024 08:44:45 GMT+0000 (Coordinated Universal Time)",
  "number": "2308860",
  "dayCount": "7",
  "monthCount": "400",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": ""
  }
}
```

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"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"fullBuildingRcc": {
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  "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",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
  "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
},
}
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"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
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  "status": false
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"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
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
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"isHideFloor": true,
"status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "1473672.00",
  "selectedBuildUpValue": "261.80",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "_id": "671c7824fd14bf9350ac7e17",
      "name": "externallmg_1729919011925_externallmg_1729759145107_WhatsApp_I
mage_20241024_at_135412.jpeg",
      "path": "cases/6718ebc4772666934f23c7c4/externallmg_1729919011925_external
lmg_1729759145107_WhatsApp_Image_20241024_at_135412.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
      "status": false,
      "_id": "671c7833857cdb68fa9871e1",
      "name": "externallmg_1729919026290_externallmg_1729759162456_WhatsApp_I
mage_20241024_at_135420_2.jpeg",
      "path": "cases/6718ebc4772666934f23c7c4/externallmg_1729919026290_external
lmg_1729759162456_WhatsApp_Image_20241024_at_135420_2.jpeg",
      "orientation": "portrait"
    }
  ]
},
],
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"externalPhotos": [
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mage_20241024_at_135415.jpeg",
    "path": "cases/6718ebc4772666934f23c7c4/externallmg_1729919011962_external
lmg_1729759145136_WhatsApp_Image_20241024_at_135415.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "671c7824fd14bf9350ac7e1b",
    "name": "externallmg_1729919011989_externallmg_1729759145181_WhatsApp_I
mage_20241024_at_135416.jpeg",
    "path": "cases/6718ebc4772666934f23c7c4/externallmg_1729919011989_external
lmg_1729759145181_WhatsApp_Image_20241024_at_135416.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
  {
    "status": false,
    "_id": "671c7824fd14bf9350ac7e1c",
    "name": "Living Room",
    "path": "cases/6718ebc4772666934f23c7c4/externallmg_1729919012006_external
lmg_1729759145185_WhatsApp_Image_20241024_at_135420_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "671c7833857cdb68fa9871e3",
    "name": "Living Room",
    "path": "cases/6718ebc4772666934f23c7c4/externallmg_1729919026296_external
lmg_1729759162477_WhatsApp_Image_20241024_at_135420.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "671c7833857cdb68fa9871e2",
    "name": "Living Room",
    "path": "cases/6718ebc4772666934f23c7c4/externallmg_1729919026294_external
lmg_1729759162471_WhatsApp_Image_20241024_at_135420_3.jpeg",
    "orientation": "portrait"
  }
]
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```
    },
    {
      "status": false,
      "_id": "671c7833857cdb68fa9871e5",
      "name": "Living Room",
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Img_1729759162498_WhatsApp_Image_20241024_at_135421.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "671c7833857cdb68fa9871e7",
      "name": "Living Room",
      "path": "cases/6718ebc4772666934f23c7c4/externalImg_1729919026374_external
Img_1729759162530_WhatsApp_Image_20241024_at_135422_2.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "671c7824fd14bf9350ac7e1a",
      "name": "Living Room",
      "path": "cases/6718ebc4772666934f23c7c4/externalImg_1729919011985_external
Img_1729759145162_WhatsApp_Image_20241024_at_135416_1.jpeg",
      "orientation": "portrait"
    }
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},
"indicatorRange": {
  "carpetRateRange": {
    "min": "8925.00",
    "max": "13048.00"
  },
  "builtUpRateRange": {
    "min": "8114.00",
    "max": "11862.00"
  },
  "saleableRateRange": {
    "min": "6762.00",
    "max": "9885.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": false
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"wardrobes": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Showcases",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"kitchenArrangements": {
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"superfineFinish": {
  "title": "Superfine finish",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
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"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
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"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
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"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,
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"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
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"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "238.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
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"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "6718ebc4772666934f23c7c4",
"ownerName": "LOVINA PINTO AND APOLINE GERALD NORONHA",
"ownerPhoneNo": "9920465101",
"appAddress": "FLAT NO 708 A WING 7TH FLOOR BLDG NO 1 VISHWA NAGARI
COMPLEX GOKHIWARE VASAI EAST PALGHAR ",
"remark": "Sourcing Pramod pal 9559576192",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "21/10/2024",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Ajmera Developers",
      "to": {
        "value": "Allottee",
```

```
    "label": "Allottee"
  },
  "Allottee": "Lovina Pinto & Apoline Gerald Noronha",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": "14729/2024"
},
"isHardCopy": false,
"displayStatus": true,
"id": "692716",
"path": "cases/6718ebc4772666934f23c7c4/
document_1729686305742_1729686302974_lovina_agreement.pdf",
"fileName": "document_1729686305742_1729686302974_lovina_agreement.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "26/03/2021",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
      "label": "Vasai Virar City Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " VVCMC/TP/CC/VP-6103/247/2020-21 "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "744779",
  "path": "cases/6718ebc4772666934f23c7c4/document_1729921810164_CC.pdf",
  "fileName": "document_1729921810164_CC.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "12/04/2024",
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"nameOfApprovingAuthority": {
  "value": "Vasai_Virar_City_Municipal_Corporation",
  "label": "Vasai Virar City Municipal Corporation"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": " VVCMC/PO/2024/APL/00012"
},
"isHardCopy": false,
"displayStatus": false,
"id": "256003",
"path": "cases/6718ebc4772666934f23c7c4/
document_1729921942502_Part_OC.pdf",
"fileName": "document_1729921942502_Part_OC.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "20/04/2022",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " P99000034620"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "438724",
  "path": "cases/6718ebc4772666934f23c7c4/
document_1729922093864_RERA_Certificate.pdf",
  "fileName": "document_1729922093864_RERA_Certificate.pdf"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "26/03/2021",
    "nameOfApprovingAuthority": {
      "value": "Vasai_Virar_City_Municipal_Corporation",
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    "label": "Vasai Virar City Municipal Corporation"
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": " VVCMC/TP/CC/VP-6103/247/2020-21"
},
"isHardCopy": false,
"displayStatus": false,
"id": "992553",
"path": "cases/6718ebc4772666934f23c7c4/
document_1729923756278_Plan_2.pdf",
"fileName": "document_1729923756278_Plan_2.pdf"
}
],
"caseNumber": "012050",
"createdBy": "659ccce98f39506e83489828",
"caseHistory": [
  {
    "id": "733060",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Oct 23 2024 12:27:48 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "LOVINA PINTO AND APOLINE GERALD NORONHA",
    "phone": "9920465101",
    "ownershipShare": "",
    "email": "",
    "id": "434794"
  },
  {
    "name": "Apoline Gerald Noronha",
    "phone": "",
    "email": "",
    "ownershipShare": "",
    "id": "299214"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "5",
"name": "Living Room",
"length": "9.42",
"length1": "9",
"length2": "5",
"width": "11.58",
"width1": "11",
"width2": "7",
"totalArea": "109.08",
"images": [],
"finalArea": "109.08",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Kitchen",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "10.25",
  "width1": "10",
  "width2": "3",
  "totalArea": "70.90",
  "images": [],
  "finalArea": "70.90",
  "extraAreas": []
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bathroom",
  "length": "3.75",
  "length1": "3",
  "length2": "9",
  "width": "4.67",
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"width1": "4",
"width2": "8",
"totalArea": "17.50",
"images": [],
"extraAreas": [],
"finalArea": "17.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Passage",
  "length": "2.50",
  "length1": "2",
  "length2": "6",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "10.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.42"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "WC",
  "length": "2.67",
  "length1": "2",
  "length2": "8",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "10.67",
  "images": [],
  "extraAreas": [],
  "finalArea": "10.67"
}
],
"otherComposition": [],
"externalReport": [],
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"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "127658",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "238",
    "squareMeterArea": "22.11",
    "docFinalBuiltUp": "261.8",
    "docFinalBuiltUpSquareMeter": "24.320999999999998",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "249.09",
      "squareMeterArea": "23.14",
      "expectedRate": "13047.49",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "274.00",
      "squareMeterArea": "25.46",
      "expectedRate": "11861.31",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "328.80",
      "squareMeterArea": "30.55",
      "expectedRate": "9884.43",
      "percentage": "20"
    },
    "printlnReport": true,
    "_id": "671b8caafd14bf9350ac52a3",
    "property": "Flat",
```

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"area": "274",
"builtUpPercentage": "10",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "square_yards",
"expectedPrice": "3250000",
"expectedRate": "13047.49",
"builtUpExpectedRate": "3250000",
"image": "cases/6718ebc4772666934f23c7c4/
indicator_1729858476961_Image.png",
"squareMeter": "25.46",
"id": "460448"
},
{
"carpetArea": {
"area": "481.82",
"squareMeterArea": "44.76",
"expectedRate": "8924.49",
"percentage": ""
},
"builtUpArea": {
"area": "530.00",
"squareMeterArea": "49.24",
"expectedRate": "8113.21",
"percentage": "10"
},
"saleableArea": {
"area": "636.00",
"squareMeterArea": "59.09",
"expectedRate": "6761.01",
"percentage": "20"
},
"printlnReport": true,
"_id": "671b8caafd14bf9350ac52a4",
"property": "Flat",
"area": "530",
"builtUpPercentage": "10",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "4300000",
"expectedRate": "8924.49",
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"builtUpExpectedRate": "4300000",
"image": "cases/6718ebc4772666934f23c7c4/
indicator_1729858527610_Image.png",
"squareMeter": "49.24",
"id": "459328"
},
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"fullAddress": "Residential Flat No. 708, 7th Floor, Building No 1, Wing - A (A1),
Vishwa Nagri Complex, Behind Range Office, Gavrai Pada Road, Near Patel Industrial
Estate, Village - Gokhivare, Taluka - Vasai, District - Palghar, Vasai Road (East), PIN -
401 208, State - Maharashtra, India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "659ccce98f39506e83489828",
"contactPersonName": "Mr. Rajesh",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Builder Person",
"rerald": "",
"siteVisitContactNo": "9225110303",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 238.00",
"flatRate": "11000",
"landOtherRate": "8200",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  }
},
"roadFacing": false,
"mall": false
},
"reportGeneratedDate": "Sat Oct 26 2024 04:57:18 GMT+0000 (Coordinated
Universal Time)",
```

```

"siteVisitDate": "2024-10-23",
"briefDescOfProperty": "Living Room + Kitchen + Bathroom + Passage + WC",
"carpetTotal": "218.57",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "240.43",
"finalCarpetArea": "218.57",
"finalSalableArea": "240.43",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 184.00\nAttached Area in Sq. Ft. = 54.00<br /> \n\nAll the above areas are within 9% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area<br />",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
},
"leaseDetails": {
  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

Name	Length	Width	Total
Composition :			
Living Room	9'5"	11'7"	109.08
Kitchen	6'11"	10'3"	70.90

Bathroom	3'9"	4'8"	17.50
Passage	2'6"	4'2"	10.42
WC	2'8"	4'00"	10.67
Other Composition :			