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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
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
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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"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b9f4"
    },
    "firstName": "Abhijit",
    "type": "CREDITOFFICER",
    "_id": "66581caa2611441081269f7e",
    "lastName": "Adsul",
    "mobileNo": "",
    "workMobileNo": "9833817601",
    "email": "abhijeet.adsul@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
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  },
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"organization": {
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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"
},
"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": {
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  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
},
"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"staff": {
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"pickupPerson": {
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  "_id": "60b7177d2ffdf65bcd65882a",
  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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"siteEngineer": {
  "type": "EMPLOYEE",
  "_id": "627362b3afd7d55eddee1ee7",
  "role": "SITEENGINEER",
  "firstName": "Vicky ",
  "email": "vicky@vastukala.org",
  "lastName": "Baor",
  "mobileNo": "9004386288",
  "designation": "",
  "shortName": "VB",
  "workWithDocumentMaker": ""
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"rateVerifier": {
  "type": "EMPLOYEE",
  "_id": "60f915d3f3dd69653a592199",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "firstName": "Shobha",
  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
  "shortName": "SH",
  "workWithDocumentMaker": "",
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},
"maker": {
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  "_id": "62fe044a48a26047e6552796",
  "role": "MAKER",
  "firstName": "Pradnya ",
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  "lastName": "Rasam",
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    "mobileNo": "9529385821",
    "designation": "",
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    "lastName": "Kuperkar",
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    "designation": "",
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  "valuers": [
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        {
          "value": "IBBI/RV/07/2018/10366",
          "label": "Registered Valuer"
        }
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    {
      "type": "EMPLOYEE",
      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
      "designation": "Registered Valuer",
      "registrationNo": [
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            "label": "IBBI"
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          "_id": "60af80072ffdf65bcd658651",
          "number": "IBBI/RV/07/2018/10366"
        }
      ]
    }
  ]
}

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"title": {
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    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
}
],
"clientType": {
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  "value": "BANK"
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"location": {
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  "longitude": "73.09904407880975"
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"siteVisit": {
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      "dateTime": "24/10/2024 05:02 pm"
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  "visitedDate": [
    {
      "status": "COMPLETED",
      "dateTime": "2024-10-25",
      "remark": "MANUAL_IN_TASK"
    }
  ]
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "1BHK",
  "label": "1 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
},
"address": {
  "state": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
    "name": "Country",
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    "value": "Country - India",
    "label": false
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  "village": {
    "status": true,
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"name": "Village",
"key": "village",
"value": "Taloja",
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"floorNo": {
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  "key": "floorNo",
  "value": "5",
  "label": false
},
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  "key": "buildingNo",
  "value": ".L07",
  "label": true
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  "value": "Raigad",
  "label": true
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  "key": "city",
  "value": "Navi Mumbai",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "value": "Panvel",
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  "value": "",
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  "value": "",
  "label": false
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"landmark": {
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  "label": false
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"wing": {
  "status": false,
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"key": "wing",
"value": "",
"label": true
},
"projectName": {
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  "value": "Mass Housing Scheme (LIG)",
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "key": "khataNo",
  "value": "",
  "label": false
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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"value": "",
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  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Aluminium_Sliding_Windows_with_window_grills",
    "label": "Aluminium Sliding Windows with window grills"
  },
  "fittings": {
    "value": "Open_Conduit_Plumbing_With_Concealed_Electrification",
    "label": "Open Conduit Plumbing With Concealed Electrification"
  },
  "finishing": {
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  }
}
},
"general": {
  "ownership": {
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"value": "Sole_Ownership",
"label": "Sole Ownership"
},
"populationClassList": {
"value": "MiddleClass",
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"populationGroupList": {
"value": "Urban",
"label": "Urban"
},
"townplanApprovedByList": {
"value": "CIDCO",
"label": "CIDCO"
},
"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
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"asPerActualAgreement": {
"north": "Chatrapati Shivaji Maharaj Road",
"west": "Building No. L06",
"south": "Building No. L23",
"east": "Building No. L08"
},
"asPerDocumentAgreement": {
"north": "Details not available ",
"west": "Details not available ",
"south": "Details not available ",
"east": "Details not available "
},
"unitBoundaries": {
"asPerActual": {
"north": "Marginal Space",
"east": "Marginal Space",
"south": "Staircase / Lift",
"west": "Flat No. 503"
},
"asPerDocument": {
"north": "Marginal Space",
"east": "Marginal Space",
"south": "Staircase / Lift",
"west": "Flat No. 503"
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"setDisplay": false,
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"whichTheLocalityIsServed": {
  "buses": {
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  },
  "taxies": {
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  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is received may be assumed
that the construction is as per sanctioned plan",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per site inspection, Actual Total Carpet area 386.00 Sq. Ft. (including
Niche Area) is more than Carpet area 321.00 Sq. Ft. mentioned in the Agreement for
Sale provided to us. Hence, we have considered area mentioned in the Agreement for
valuation.",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential",
  "rate": "54000",
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"landRate": "18100",
"igrImage": "cases/671a2f46fd14bf9350ab80b5/igr_1730109080191_Image.png",
"squareMeterGuideLineRate": "56700.00",
"squareFeetGuideLineRate": "5268.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "95",
  "rate": "5088.00",
  "squareFeetGuideLineRate": "5088.00",
  "squareMeterGuideLineRate": "54770.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Tenant_Occupied",
    "label": "Tenant Occupied"
  },
  "monthlyRent": "6000/- Present rental income per month",
  "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 CIDCO norms ",
  "tenantName": "Mr. Suraj <br />Occupied Since - Last 1 Year",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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"value": "rcc_Slab",
"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": "Open Car Parking Space",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2021",
"fullDate": "1/1/2021"
},
"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"
},
}
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
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  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"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": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
"provisionOfFirefighting": {
  "value": "1",
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"label": "Yes"
},
"groundStilt": {
  "value": "ground",
  "label": "Ground"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "5",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "353.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/671a2f46fd14bf9350ab80b5/
routeMap_1730875811033_Image.png",
    "routeLat": "19.071748",
    "routeLng": "73.102956",
    "stationName": "Taloja Panchnand ",
    "routeDistance": "2.7 Km.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
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    0
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}
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"type": "Point"
},
"showLocation": {
  "latlng": false,
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},
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    "name": "6t3zzt",
    "image": "cases/671a2f46fd14bf9350ab80b5/
routeMap_1730875695747_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
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"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "3691500.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "98",
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"finalValue": "3691500.00"
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"outward": {
  "status": true,
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  "date": "Wed Nov 06 2024 09:48:40 GMT+0000 (Coordinated Universal Time)",
  "number": "2308934",
  "dayCount": "4",
  "monthCount": "19",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
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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": {
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    "floorsCompleted": "",
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"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"externalBrickWork": {
  "label": "External Brick Work",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"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
},
}
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"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
},
"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
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
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    "isHideFloor": true,
    "status": true
  }
},
"guidelineDetails": {
  "finalGuidelineValue": "1633248.00",
  "selectedBuildUpValue": "321.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
      "_id": "6729a4a221492f3332edfdb7",
      "name": "externallmg_1730782366939_IMG_20241025_25879.jpg",
      "path": "cases/671a2f46fd14bf9350ab80b5/
externallmg_1730782366939_IMG_20241025_25879.jpg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "6729a48fd87384330065a0b6",
      "name": "externallmg_1730782351050_IMG_20241025_15956.jpg",
      "path": "cases/671a2f46fd14bf9350ab80b5/
externallmg_1730782351050_IMG_20241025_15956.jpg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "6729a48fd87384330065a0b7",
      "name": "externallmg_1730782351068_IMG_20241025_16270.jpg",
      "path": "cases/671a2f46fd14bf9350ab80b5/
externallmg_1730782351068_IMG_20241025_16270.jpg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "6729a48fd87384330065a0bb",
      "name": "externallmg_1730782351116_IMG_20241025_23388.jpg",
      "path": "cases/671a2f46fd14bf9350ab80b5/
externallmg_1730782351116_IMG_20241025_23388.jpg",
      "orientation": "portrait"
    }
  ],
}
```

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{
  "status": false,
  "_id": "6729a4a221492f3332edfdae",
  "name": "externallmg_1730782366877_IMG_20241025_2362.jpg",
  "path": "cases/671a2f46fd14bf9350ab80b5/
externallmg_1730782366877_IMG_20241025_2362.jpg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "6729a4a221492f3332edfdb5",
  "name": "externallmg_1730782366936_IMG_20241025_22427.jpg",
  "path": "cases/671a2f46fd14bf9350ab80b5/
externallmg_1730782366936_IMG_20241025_22427.jpg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "6729a4a221492f3332edfdb4",
  "name": "externallmg_1730782366935_IMG_20241025_19315.jpg",
  "path": "cases/671a2f46fd14bf9350ab80b5/
externallmg_1730782366935_IMG_20241025_19315.jpg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "6729a4a221492f3332edfdb0",
  "name": "externallmg_1730782366893_IMG_20241025_14238.jpg",
  "path": "cases/671a2f46fd14bf9350ab80b5/
externallmg_1730782366893_IMG_20241025_14238.jpg",
  "orientation": "portrait"
},
{
  "status": false,
  "_id": "6729a4a221492f3332edfdb",
  "name": "externallmg_r_1730782364946_IMG20241025092609.jpg",
  "path": "cases/671a2f46fd14bf9350ab80b5/
externallmg_r_1730782364946_IMG20241025092609.jpg",
  "orientation": "landscape"
}
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
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"carpetRateRange": {
  "min": "9698.00",
  "max": "11765.00"
},
"builtUpRateRange": {
  "min": "8081.00",
  "max": "9913.00"
},
"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
  },
}
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"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,
```

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"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": true,
"finalValuationArea": "321.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "671a2f46fd14bf9350ab80b5",
"ownerName": "Mr. Vikas Ramesh Shinde ",
"ownerPhoneNo": "9664935988",
```

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"appAddress": "Flat no. 504, 5th Floor, Building no. L-07, Sector - 27, Taloja, Navi
Mumbai ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "03/12/2021",
      "from": {
        "value": "The_Corporation",
        "label": "The Corporation"
      },
      "The_Corporation": "City and Industrial Development Corporation of Maharashtra
Limited",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Vikas Ramesh Shinde ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "-"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "303217",
    "path": "cases/671a2f46fd14bf9350ab80b5/
document_1729769268912_1729769266871_Racpc_Sion_Vikash_Shinde.pdf",
    "fileName":
"document_1729769268912_1729769266871_Racpc_Sion_Vikash_Shinde.pdf"
  },
  {
    "documentType": {
      "value": "60ae124baa6d152c1801b2fd",
      "label": "Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "02/11/2021",
      "nameOfApprovingAuthority": {
        "value": "CIDCO",
        "label": "CIDCO"
      }
    }
  }
]
```

```

    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / Sr. Arch(BP-IHP) / BP-IHP-32 / 2021 / 000033"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1730874156023_595087.pdf",
  "path": "cases/671a2f46fd14bf9350ab80b5/
document_1730874156023_595087.pdf",
  "id": "231501",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Nov 06 2024 06:22:36 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1258aa6d152c1801b33b",
    "label": "CIDCO Allotment Letter"
  },
  "inputs": {
    "documentDate": "09/09/2019",
    "nameOfApprovingAuthority": {
      "value": "CIDCO",
      "label": "CIDCO"
    },
  },
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Mr. Vikas Ramesh Shinde"
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1730874269609_495685.pdf",
  "path": "cases/671a2f46fd14bf9350ab80b5/
document_1730874269609_495685.pdf",
  "id": "967719",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Wed Nov 06 2024 06:24:29 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "012082",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [

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{
  "id": "862321",
  "title": "Create Lead",
  "description": "Create Lead",
  "datetime": "Thu Oct 24 2024 11:28:06 GMT+0000 (Coordinated Universal Time)"
}
],
"owners": [
  {
    "name": "Mr. Vikas Ramesh Shinde ",
    "phone": "9664935988",
    "ownershipShare": "",
    "email": "",
    "id": "521512"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "6",
    "name": "Living Room",
    "length": "10.08",
    "length1": "10",
    "length2": "1",
    "width": "11.67",
    "width1": "11",
    "width2": "8",
    "totalArea": "117.64",
    "images": [],
    "finalArea": "126.49",
    "extraAreas": []
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Kitchen",
    "length": "6.92",
    "length1": "6",
```

```
"length2": "11",
"width": "11.75",
"width1": "11",
"width2": "9",
"totalArea": "81.27",
"images": [],
"extraAreas": [],
"finalArea": "81.27"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Sink Area",
  "length": "3.83",
  "length1": "3",
  "length2": "10",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "15.01",
  "images": [],
  "extraAreas": [],
  "finalArea": "15.01"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bathroom",
  "length": "4.92",
  "length1": "4",
  "length2": "11",
  "width": "3.92",
  "width1": "3",
  "width2": "11",
  "totalArea": "19.26",
  "images": [],
  "extraAreas": [],
  "finalArea": "19.26"
},
{
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"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "5",
"name": "WC",
"length": "",
"length1": "3",
"length2": "11",
"width": "",
"width1": "5",
"width2": "0",
"totalArea": "19.58",
"images": [],
"finalArea": "19.58",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Bedroom",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "9.42",
  "width1": "9",
  "width2": "5",
  "totalArea": "93.38",
  "images": [],
  "finalArea": "104.21",
  "extraAreas": []
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Niche",
      "value": "Niche"
    }
  },
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Niche",
      "value": "Niche"
    }
  }
]
```

```
"measurementType": {
  "value": "Square_Feet",
  "label": "Square Feet"
},
"id": "0",
"length": "5.42",
"length1": "5",
"length2": "5",
"width": "2.08",
"width1": "2",
"width2": "1",
"totalArea": "11.28",
"images": [],
"extraAreas": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "_id": "672b0e0dc8be705052328cdc",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "4.00",
    "length1": "4",
    "length2": "00",
    "width": "2.42",
    "width1": "2",
    "width2": "5",
    "totalArea": "9.67"
  }
],
"finalArea": "20.95",
"percentageBeforeTotal": "20.95",
"percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  }
]
```



```
},
  "id": "544364",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "321",
  "squareMeterArea": "29.82",
  "docFinalBuiltUp": "353.1",
  "docFinalBuiltUpSquareMeter": "32.802",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "321.00",
      "squareMeterArea": "29.82",
      "expectedRate": "10903.43",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "353.10",
      "squareMeterArea": "32.80",
      "expectedRate": "9912.21",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "671f5ed0b0d38719f5b08ca1",
  "property": "CIDCO Mass Housing, Sector 27 Taloja",
  "area": "321",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "13",
  "source": "https://www.99acres.com/",
  "expectedPrice": "3500000",
  "expectedRate": "10903.43",
```

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"builtUpExpectedRate": "9912.21",
"image": "cases/671a2f46fd14bf9350ab80b5/
indicator_1730108684702_Image.png",
"squareMeter": "29.82",
"id": "536849"
},
{
"carpetArea": {
"area": "323.00",
"squareMeterArea": "30.01",
"expectedRate": "11764.71",
"percentage": ""
},
"builtUpArea": {
"area": "387.60",
"squareMeterArea": "36.01",
"expectedRate": "9803.92",
"percentage": "20"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printInReport": true,
"_id": "671f5ed0b0d38719f5b08ca2",
"property": "CIDCO Mass Housing, Sector 27 Taloja",
"area": "323",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "Middle",
"source": "Nobroker.com",
"expectedPrice": "3800000",
"expectedRate": "11764.71",
"builtUpExpectedRate": "9803.92",
"image": "cases/671a2f46fd14bf9350ab80b5/
indicator_1730108798540_Image.png",
"squareMeter": "30.01",
"id": "857883"
},
{
"carpetArea": {
"area": "321.00",
```

```
"squareMeterArea": "29.82",
"expectedRate": "9871.72",
"percentage": ""
},
"builtUpArea": {
  "area": "385.20",
  "squareMeterArea": "35.79",
  "expectedRate": "8226.44",
  "percentage": "20"
},
"saleableArea": {
  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "671f5ed0b0d38719f5b08ca3",
"property": "CIDCO Mass Housing, Sector 27 Taloja",
"area": "321",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "16",
"source": "Index_no.2",
"expectedPrice": "3168823",
"expectedRate": "9871.72",
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    "squareMeterArea": "29.82",
    "expectedRate": "9697.16",
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"area": "321",
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    "path": "cases/671a2f46fd14bf9350ab80b5/
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    "orientation": "portrait"
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    "orientation": "landscape"
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    "filename": "1730109105922_1728475711416_igr_14451.pdf",
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    "size": "159642",
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    "uploadedBy": "60f915d3f3dd69653a592199"
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83_1694241590859_Calculation_1_2.xlsx",
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],
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    "createdBy": {
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      "firstName": "Shobha",
      "lastName": "Kuperkar",
      "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
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    "note": "Rate verification done",
    "taskId": "671a30460385619362327231",
    "createdAt": "2024-10-28T08:42:40.628Z"
  },
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      "firstName": "Shobha",
      "lastName": "Kuperkar",
      "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
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    "note": "Value done pending for visit",
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"updatedAt": "2024-11-06T10:06:19.842Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 504, 5th Floor, Building No .L07, Aasavari
Gruhsankul, Mass Housing Scheme (LIG), Plot No. 1, Sector 27, Village - Taloja, Taluka
- Panvel, District - Raigad, Navi Mumbai, PIN - 410 208, State - Maharashtra, Country -
India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Suraj",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant",
"siteVisitContactNo": "0000000000",
"buildingServicesRate": "2600",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 321.00",
"flatRate": "11500",
"landOtherRate": "8900",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "367.49999999999994",
"extendOfSiteRemark": "",
"finalBuiltupArea": "425.45",
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"finalCarpetArea": "386.77",
"finalSalableArea": "467.99",
"otherCarpetTotal": "21",
"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 367.00\nNiche Area in Sq. Ft. =
20.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Sink Area + Bathroom
+ WC",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "20.95",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
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    "value": "Free_Hold"
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    "leaseFrom": "",
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    "leaseDate": ""
  }
},
"reportGeneratedDate": "Wed Nov 06 2024 06:35:01 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-10-25"
}

```

Name	Length	Width	Total
Composition :			
Living Room	10'1"	11'8"	117.64
Kitchen	6'11"	11'9"	81.27
Sink Area	3'10"	3'11"	15.01
Bathroom	4'11"	3'11"	19.26

WC	3'11"	5'0"	19.58
Bedroom	9'11"	9'5"	93.38
Other Composition :			
Niche	5'5"	2'1"	11.28