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{
  "typeOfReport": {
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    "label": "Single Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "toAssess": {
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    "label": "Fair Market Value"
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  "creditOfficer": {
    "branch": {
      "_id": "6413f770e6a52007fbaadc8"
    },
    "firstName": "Vishakha ",
    "type": "CREDITOFFICER",
    "_id": "6413f770e6a52007fbaadcba",
    "lastName": "Mane",
    "mobileNo": "",
    "workMobileNo": "9833242472",
    "email": "vishakha.mane@cosmosbank.in"
  },
  "fees": {
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    "propertyValue": "",
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    "expectedFees": null,
    "quotedAmount": ""
  },
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"organization": {
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  "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": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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  "name": "Ambarnath Branch",
  "branchCode": "",
  "mobileNo": "02512990632\t",
  "alternateMobileNo": "",
  "email": "ambarnath@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Panvelkar Pride, Shop no 1 to 4, Plot no 63-64, C T S NO 4740, Near
Hutatma Chawk Ambarnath (East)\n"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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  "label": "Residential",
  "value": "Residential"
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"type": "EMPLOYEE",
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  "email": "thane@vastukala.org",
  "lastName": "Pawar",
  "mobileNo": "8928414480",
  "shortName": "PCP",
  "workWithDocumentMaker": "627222afafd7d55eddeddd82"
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"siteEngineer": {
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  "firstName": "Nitin",
  "email": "virkar.nitin7191@gmail.com",
  "lastName": "Virkar",
  "mobileNo": "8369163552",
  "designation": "",
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  "firstName": "Rashmi",
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  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
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      {
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        "_id": "60af80072ffdf65bcd658651",
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          "label": "FIIV"
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        "number": "CAT-I-F-1763"
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      {
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          "label": "Chartered Engineer"
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        "number": "AM161706-3"
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  }
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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  "label": "BANK"
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"location": {
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  "schedule": [],
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      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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    "value": "Maharashtra",
    "label": true
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    "value": "India",
    "label": false
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    "value": "Ulwe",
    "label": true
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  "label": true
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"name": "Building Name",
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  "value": "19",
  "label": true
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  "value": "",
  "label": false
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"landmark": {
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  "key": "landmark",
  "value": "Dream Homes Co-op. Hsg. Soc. Ltd.",
  "label": false
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  "key": "wing",
  "value": "",
  "label": true
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"projectName": {
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  "key": "projectName",
  "value": "",
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "label": true
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  "label": true
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  "key": "selectNo",
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"key": "municipalityWardNo",
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  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "value": "",
  "label": false
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  "label": false
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  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 410 206",
  "label": false
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    "label": "R. C. C. Slab"
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    "label": "Vitrified Tile Flooring"
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  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
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  "windows": {
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    "label": "Powder coated Aluminum sliding windows"
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  "fittings": {
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    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering with POP false Celling"
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"label": "Urban"
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"townplanApprovedByList": {
  "value": "CIDCO",
  "label": "City Industrial Development Corporation of Maharashtra"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Keyan Apartment",
  "west": "Internal Road",
  "south": "Sai Sangam Bold Building",
  "east": "Mahavir Darpan Building"
},
"asPerDocumentAgreement": {
  "north": "Flat No. 204",
  "west": "Open Space",
  "south": "Open Space",
  "east": "Passage / Flat No. 202"
},
"unitBoundaries": {
  "asPerActual": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
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  "taxies": {
    "title": "Taxies",
    "status": true
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    "privateCars": {
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      "status": true
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  "approvePlanVerified": "Yes",
  "empanelledOfApprovePlan": "No",
  "unauthorizedConstruction": "",
  "extraDetailOfBuilding": "",
  "classOfSanitary": {
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    "label": "Ordinary"
  },
  "compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
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  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "14550",
  "depreciatedBuildingRate": "2050"
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"igrRate": {
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  "rate": "82500",
  "landRate": "23270",
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  "squareMeterGuideLineRate": "82500.00",
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"squareFeetGuideLineRate": "7665.00"
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"igrFinalRate": {
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  "squareFeetGuideLineRate": "7004.00",
  "squareMeterGuideLineRate": "75392.00"
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    "value": "Residential_Purpose",
    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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    "label": "Tenant Occupied"
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  "monthlyRent": "Rs. 9,350.00 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. Sai Prasad Pen / Rented Since 2 Years",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
  "roof": {
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"partitions": {
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  "label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Open Parking",
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  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2012",
  "fullDate": "1/1/2012"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
},
"typeOfStructure": {
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  "label": "R.C.C. Framed Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
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"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
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},
"buildingSpecification": {
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"structuralSafety": {
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  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Information not available"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
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  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
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  "label": "Information not available"
},
"visibleDamageInBuilding": {
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  "label": "Information not available"
},
"systemOfAirConditioning": {
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"provisionOfFirefighting": {
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  "label": "Information not available"
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"groundStilt": {
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"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "48",
"ageOfBuilding": "12",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "4",
"flatFloorNo": "2",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
"area": "420.00",
"areaType": "Built Up",
"measurementType": "Sq. Ft.",
"areaAsPer": "Carpet Area + 20%"
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"routeMap": {
"routeMapDetail": {
"routeMapImg": "cases/672c7272e709dbb55a854811/
routeMap_1731665681361_Image.png",
"routeLat": "18.973723",
"routeLng": "73.028567",
"stationName": "Bamandongri",
"routeDistance": "300M",
"routeStation": {
"value": "Railway_Station",
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}
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"finalLatLng": {
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"type": "Point"
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"showLocation": {
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"latlng": false,
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"locationMapImg": [
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    "id": "q8somm",
    "name": "q8somm",
    "image": "cases/672c7272e709dbb55a854811/
routeMap_1731665516438_Image.png"
  }
]
},
"valuation": {
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    "depreciationPercentage": "18",
    "depreciatedCostOfConstruction": "189000.00",
    "totalFairMarketValue": "5061000.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalkitchenArrangementsRate": "0",
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  "totalsuperfineFinishRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"finaltotal": "5250000.00",
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"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
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"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "InProgress",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "externalBrickWork": {
    "label": "External Brick Work",
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"internalPlastering": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
}
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},
"externalPainting": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
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},
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  "isHideFloor": false,
  "status": false
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"liftInstallation": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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"reportImages": {
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      "name": "externallmg_r_1731300128800_1731214731909.jpg",
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externallmg_r_1731300128800_1731214731909.jpg",
      "orientation": "portrait"
    }
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  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "67318b2389b137e20641d6e4",
      "name": "externallmg_r_1731300128859_1731214731948.jpg",
      "path": "cases/672c7272e709dbb55a854811/
externallmg_r_1731300128859_1731214731948.jpg",
      "orientation": "portrait"
    },
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      "name": "externallmg_r_1731300128960_1731214732075.jpg",
      "path": "cases/672c7272e709dbb55a854811/
externallmg_r_1731300128960_1731214732075.jpg",
      "orientation": "portrait"
    },
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      "path": "cases/672c7272e709dbb55a854811/
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      "orientation": "portrait"
    },
    {
      "status": false,
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      "name": "externallmg_r_1731300128927_1731214732027.jpg",
      "path": "cases/672c7272e709dbb55a854811/
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    "orientation": "portrait"
  },
  {
    "status": false,
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    "name": "externallmg_r_1731300146428_1731214732406.jpg",
    "path": "cases/672c7272e709dbb55a854811/
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    "orientation": "portrait"
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    "name": "externallmg_r_1731300146455_1731214732452.jpg",
    "path": "cases/672c7272e709dbb55a854811/
externallmg_r_1731300146455_1731214732452.jpg",
    "orientation": "portrait"
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    "name": "externallmg_r_1731300128624_1731214731790.jpg",
    "path": "cases/672c7272e709dbb55a854811/
externallmg_r_1731300128624_1731214731790.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67318b2389b137e20641d6e0",
    "name": "externallmg_r_1731300128687_1731214731830.jpg",
    "path": "cases/672c7272e709dbb55a854811/
externallmg_r_1731300128687_1731214731830.jpg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "12106.00",
    "max": "15854.00"
  },
  "builtUpRateRange": {
    "min": "10088.00",
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"max": "13212.00"
},
"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
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  "wardrobes": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
    "title": "Showcases",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
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  "kitchenArrangements": {
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    "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,
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"isEditable": true
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"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": {
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  "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": "",
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"estimatedValue": "0.00",
"status": true,
"isEditable": false
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"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
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"createCase": "false",
"type": "CASE",
"leadType": {
"label": "Lead",
"value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "350.00",
"empanelmentNo": [
"HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "672c7272e709dbb55a854811",
"ownerName": "Shri. Sambhaji Baban Kute",
"ownerPhoneNo": "7666533312",
"fullAddress": "Residential Flat No. 203, 2nd Floor, Dream Homes, Dream Homes Co-
op. Hsg. Soc. Ltd., Plot No. 113, Sector 19, Village - Ulwe, Taluka - Panvel, District -
Raigad, Navi Mumbai, PIN Code - 410 206, State - Maharashtra, India",
"remark": "",
"documents": [
{
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"documentType": {
  "value": "60af48bf2ffdf65bcd6585fa",
  "label": "Agreement for sale"
},
"inputs": {
  "documentDate": "08/09/2010",
  "from": {
    "value": "Builder",
    "label": "Builder"
  },
  "Builder": "M/s. Loyal Developers ",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Shri. Sambhaji Baban Kute",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "10713/2010"
},
"isHardCopy": false,
"displayStatus": true,
"id": "122706",
"path": "cases/672c7272e709dbb55a854811/
document_1730966074005_Property_Documents__Sambhaji_Baban_Kute.pdf",
"fileName":
"document_1730966074005_Property_Documents__Sambhaji_Baban_Kute.pdf"
},
{
  "documentType": {
    "value": "60ae1277aa6d152c1801b3cc",
    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "05/10/2012",
    "nameOfApprovingAuthority": {
      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "CIDCO / ATPO / 882"
```

```
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    "isHardCopy": false,
    "displayStatus": true,
    "id": "769027",
    "path": "cases/672c7272e709dbb55a854811/
document_1731309899416_129020.pdf",
    "fileName": "document_1731309899416_129020.pdf"
  },
  {
    "documentType": {
      "value": "60ae124eaa6d152c1801b30b",
      "label": "Other"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1731309936567_102741.pdf",
    "path": "cases/672c7272e709dbb55a854811/
document_1731309936567_102741.pdf",
    "id": "686415",
    "uploadedBy": "656aa949cebbe1714411d21b",
    "createdAt": "Mon Nov 11 2024 07:25:38 GMT+0000 (Coordinated Universal Time)"
  },
  {
    "documentType": {
      "value": "60ae1247aa6d152c1801b2ea",
      "label": "Commencement Certificate"
    },
    "inputs": {
      "documentDate": "11/03/2010",
      "nameOfApprovingAuthority": {
        "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_ltd.",
        "label": "City and Industrial Development Corp Of Maharashtra ltd."
      },
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "CIDCO / ATPO / 1568"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1731665033560_151002.pdf",
    "path": "cases/672c7272e709dbb55a854811/
document_1731665033560_151002.pdf",
    "id": "140025",
    "uploadedBy": "627222afafd7d55eddedd82",
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"createdAt": "Fri Nov 15 2024 10:03:53 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "05/10/2012",
    "nameOfApprovingAuthority": {
      "value": "City_and_Industrial_Development_Corp_Of_Maharashtra_Ltd.",
      "label": "City and Industrial Development Corp Of Maharashtra Ltd."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "CIDCO / BP-5596 / ATPO (NM & K) / 2012 / 882"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1731665193401_102741.pdf",
"path": "cases/672c7272e709dbb55a854811/
document_1731665193401_102741.pdf",
"id": "370255",
"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Fri Nov 15 2024 10:06:33 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
    "documentDate": "14/01/2022",
    "nameOfApprovingAuthority": {
      "value": "SOCIETY",
      "label": "SOCIETY"
    }
  },
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Shri. Sambhaji Baban Kute",
  "number": {
    "value": "No",
```

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    "label": "No"
  },
  "No": "07"
},
"isHardCopy": false,
"displayStatus": true,
"id": "775143",
"path": "cases/672c7272e709dbb55a854811/
document_1731665275336_109932.pdf",
"fileName": "document_1731665275336_109932.pdf"
},
{
  "documentType": {
    "value": "60ae125eaa6d152c1801b353",
    "label": "Maintenance Bill"
  },
  "inputs": {
    "documentDate": "05/10/2024",
    "nameOfApprovingAuthority": {
      "value": "SOCIETY",
      "label": "SOCIETY"
    }
  }
},
"isHardCopy": false,
"displayStatus": true,
"id": "913077",
"path": "cases/672c7272e709dbb55a854811/
document_1731665374216_66157.pdf",
"fileName": "document_1731665374216_66157.pdf"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ee",
    "label": "Previous Valuation Report"
  },
  "inputs": {
    "documentDate": "06/05/2017",
    "remark": " issued by Vastukala Consultant (I) Pvt Ltd"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName":
"document_1731667806052_Valuation_Report__Sambhaji_Baban_Kute.pdf",
  "path": "cases/672c7272e709dbb55a854811/
document_1731667806052_Valuation_Report__Sambhaji_Baban_Kute.pdf",
  "id": "469924",
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"uploadedBy": "627222afafd7d55eddeddd82",
"createdAt": "Fri Nov 15 2024 10:50:06 GMT+0000 (Coordinated Universal Time)"
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],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "012212",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "133566",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 07 2024 07:55:30 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Shri. Sambhaji Baban Kute",
    "phone": "7666533312",
    "ownershipShare": "",
    "email": "",
    "id": "268626"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "499319",
    "name": "Living Room",
    "length": "11.00",
    "length1": "11",
    "length2": "00",
    "width": "16.00",
    "width1": "16",
    "width2": "00",
    "totalArea": "176.00",
    "images": [],
    "extraAreas": []
  }
]
```

```
"finalArea": "176.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "00",
  "width": "10.00",
  "width1": "10",
  "width2": "00",
  "totalArea": "110.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "110.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Kitchen",
  "length": "6.00",
  "length1": "6",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "48.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "48.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Passage",
  "length": "3.00",
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"length1": "3",
"length2": "0",
"width": "9.00",
"width1": "9",
"width2": "0",
"totalArea": "27.00",
"images": [],
"finalArea": "27.00",
"extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "6.00",
  "width1": "6",
  "width2": "00",
  "totalArea": "18.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "18.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "WC",
  "length": "2.00",
  "length1": "2",
  "length2": "0",
  "width": "6.00",
  "width1": "6",
  "width2": "0",
  "totalArea": "12.00",
  "images": [],
  "finalArea": "12.00",
  "extraAreas": []
}
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],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "32.52",
    "totalAreaDocument": "350",
    "docBuiltpUpPercentage": "20",
    "docFinalBuiltpUp": "420.00",
    "docFinalBuiltpUpSquareMeter": "39.02",
    "docSaleablePercentage": "",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "306929"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "410.00",
      "squareMeterArea": "38.09",
      "expectedRate": "15853.66",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "492.00",
      "squareMeterArea": "45.71",
      "expectedRate": "13211.38",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
]
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"printlnReport": true,
"_id": "6736e44ad1078a4ea7f523e2",
"property": "Residential Flat",
"area": "410",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Housing.Com",
"expectedPrice": "6500000",
"expectedRate": "15853.66",
"builtUpExpectedRate": "13211.38",
"image": "cases/672c7272e709dbb55a854811/
indicator_1731650157313_Image.png",
"squareMeter": "38.09",
"id": "477419"
},
{
  "carpetArea": {
    "area": "640.00",
    "squareMeterArea": "59.46",
    "expectedRate": "15312.50",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "768.00",
    "squareMeterArea": "71.35",
    "expectedRate": "12760.42",
    "percentage": "20"
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  "saleableArea": {
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    "percentage": ""
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  "printlnReport": true,
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  "property": "Residential Flat",
  "area": "640",
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  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
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"expectedPrice": "9800000",
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"builtUpExpectedRate": "12760.42",
"image": "cases/672c7272e709dbb55a854811/
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"squareMeter": "59.46",
"id": "999282"
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{
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"area": "309.00",
"squareMeterArea": "28.71",
"expectedRate": "12944.98",
"percentage": ""
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"builtUpArea": {
"area": "370.80",
"squareMeterArea": "34.45",
"expectedRate": "10787.49",
"percentage": "20"
},
"saleableArea": {
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"area": "309",
"builtUpPercentage": "20",
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"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "4000000",
"expectedRate": "12944.98",
"builtUpExpectedRate": "10787.49",
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  "builtUpArea": {
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    "squareMeterArea": "42.36",
    "expectedRate": "10087.72",
    "percentage": "20"
  },
  "saleableArea": {
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  "areaType": "Carpet",
  "floor": "",
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  "builtUpExpectedRate": "10087.72",
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```

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"orientation": "portrait"
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  "orientation": "portrait"
}
```

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    "orientation": "portrait"
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    "path": "cases/672c7272e709dbb55a854811/
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```

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  "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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  "orientation": "portrait"
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    "filename": "1731650631733_Calculation_Sheet_NEW_COSMOS.xlsx",
    "path": "cases/672c7272e709dbb55a854811/
processingDocuments/1731650631733_Calculation_Sheet_NEW_COSMOS.xlsx",
    "size": "1686712",
    "createdAt": "Fri Nov 15 2024 06:03:51 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "64cde526dc9f3034f3fefa49"
  }
],
"leadRemarks": [],
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"remarks": [],
"createdAt": "2024-11-07T07:55:30.810Z",
"updatedAt": "2024-11-15T10:52:18.563Z",
"__v": 0,
"updatedBy": "627222afafd7d55eddedd82",
"addressForMap": "",
"caseReferredBy": "6006d4ce5080a310ac1fdfc2",
"contactPersonName": "Mr. Sai Prasad Pen",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Tenant",
"rerald": "",
"siteVisitContactNo": "9594320310",
"landDetails": {
  "holdType": {
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    "value": "Free_Hold"
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},
"leaseDetails": {
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"lesseeName": "",
"leasePremium": "",
"leaseRent": "",
"leasePeriod": 0,
"leaseFrom": "",
"leaseTo": "",
"remainingLeasePeriod": 0,
"leaseDate": ""
}
},
"reportGeneratedDate": "Thu Nov 14 2024 10:04:47 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-11-09",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 350.00",
"flatRate": "15000",
"landOtherRate": "12500",
"shopDetails": {
  "typeOfShops": {
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    "value": "Independent_Building"
  },
},
"roadFacing": false,
"mall": false
},
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + Passage + Bathroom +
WC",
"carpetTotal": "391",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
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"finalCarpetArea": "391.00",
"finalSalableArea": "473.11",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0"
}
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Name	Length	Width	Total
Composition :			
Living Room	11'00"	16'00"	176.00
Bedroom	11'00"	10'00"	110.00
Kitchen	6'00"	8'00"	48.00
Passage	3'0"	9'0"	27.00
Bathroom	3'00"	6'00"	18.00
WC	2'0"	6'0"	12.00
Other Composition :			