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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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    "value": "Bank_Loan"
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
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  "creditOfficer": {
    "branch": {
      "_id": "63b67f36191f7b344b00ea0b"
    },
    "firstName": "Ayush ",
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141c11",
    "email": "sewriw.mumbaisouth@bankofindia.co.in",
    "mobileNo": "",
    "workMobileNo": "9936172300",
    "lastName": "Tripathi "
  },
  "fees": {
    "type": "agreed",
    "propertyValue": "0",
    "discussWithPerson": "Ayush ",
    "expectedFees": null,
    "quotedAmount": "0"
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"organization": {
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  "name": "Mumbai",
  "shortName": "VCIPL/Mumbai",
  "email": "vastukalamumbai@vastukala.com",
  "address": "B1-001, U/B Floor, Boomerang, Chandivali Farm Road, Powai,
Andheri(East), Mumbai - 400 072. ",
  "city": "Mumbai"
},
"client": {
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  "type": "BANK",
  "name": "Bank of India",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "63b67f36191f7b344b00ea0b",
  "name": "Sewari (West) Branch",
  "branchCode": "",
  "mobileNo": "2224100167",
  "alternateMobileNo": "",
  "email": "sewriW.Mumbaisouth@bankofindia.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "12, Rajiv Industrial Estate, T J ROad, Sewari West Mumbai 400015\n"
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"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"zone": {
  "_id": "60e2f4336576061dae469362",
  "zoneName": "Mumbai South Zone"
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"staff": {
  "pickupPerson": {
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"role": "PICKUPPERSON",
"firstName": "NIDHI",
"email": "nidhi.kajwe97@gmail.com",
"lastName": "KAJWE",
"mobileNo": "8850520881",
"shortName": "NIDHI",
"workWithDocumentMaker": ""
},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "60f9462345132d6a6bddb9d5",
"role": "SITEENGINEER",
"firstName": "Dashrath ",
"email": "dasrat.jaiswar1234@gmail.com",
"lastName": "Jaiswar",
"mobileNo": "9987305468",
"designation": "",
"shortName": "DFJ",
"workWithDocumentMaker": ""
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"rateVerifier": {
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"_id": "64dc7184ccaf1e7b7f637f47",
"role": "FRONTDESK",
"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
"shortName": "BS",
"workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
"profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
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},
"maker": {
"type": "EMPLOYEE",
"_id": "62691c48afd7d55eddecfda3",
"role": "FRONTDESK",
"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
"shortName": "BH",
"workWithDocumentMaker": "",
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  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
  "mobileNo": "9930252906",
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  "type": "EMPLOYEE",
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        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    ],
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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        "title": {
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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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      "title": {
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      "number": "IBBI/RV/07/2018/10366"
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  "workWithDocumentMaker": "",
  "profilePhoto": "users\\5ffe92d27737ca4d986b6453\\
\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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]
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"clientType": {
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  "value": "BANK"
},
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  "longitude": "72.827101"
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  "coordinates": [
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  "remark": ""
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  "dateTime": "2024-11-08",
  "remark": "MANUAL_IN_TASK"
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{
  "status": "COMPLETED",
  "dateTime": "2024-12-08",
  "remark": "MANUAL_IN_TASK"
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"marketAnalysisAndRemark": {
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"compositionFlatType": {
  "value": "2BHK",
  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
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    "value": "India",
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  "village": {
    "status": true,
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"name": "Village",
"key": "village",
"value": "Lower Parel Division ",
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"floorNo": {
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  "key": "floorNo",
  "value": "4",
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  "value": "Mumbai",
  "label": true
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"city": {
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  "key": "city",
  "value": "",
  "label": false
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  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
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"taluka": {
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  "key": "taluka",
  "value": "Mumbai",
  "label": true
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  "value": "",
  "label": true
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"buildingName": {
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  "key": "buildingName",
  "value": "Siddhivinayak Darshan Co - Op Hsg. Soc. Ltd. ",
  "label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
  "value": "J. R. Boricha Marg, Satrasta ",
  "label": false
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  "value": "",
  "label": false
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  "name": "Landmark",
  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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  "name": "Wing",
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"key": "wing",
"value": "B",
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"projectName": {
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  "key": "projectName",
  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
},
"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
  "value": "1 (Part), 2 (Part)",
  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "415",
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"municipalityWardNo": {
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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"mouza": {
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  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
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"value": "",
"label": true
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  "label": false
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"suburb": {
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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":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
}
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"general": {
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"ownership": {
  "value": "sole_ownership",
  "label": "sole ownership"
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"populationClassList": {
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  "label": "Middle Class"
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"populationGroupList": {
  "value": "Semi_Urban",
  "label": "Semi Urban"
},
"townplanApprovedByList": {
  "value": "Slum_Rehabilitation_Authority",
  "label": "Slum Rehabilitation Authority"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
  "north": "J. R. Boricha Marg",
  "west": "SRA H Wing & Railway Track",
  "south": "Laxmipuja Apartment",
  "east": "Ganaraj Apartment"
},
"asPerDocumentAgreement": {
  "north": "Details not available",
  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  }
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    "title": "Boundaries of The Flat"
  },
  "whichTheLocalityIsServed": {
    "buses": {
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    "taxies": {
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    "auto": {
      "title": "Auto"
    },
    "privateCars": {
      "title": "Private Cars"
    }
  },
  "extraDetailOfProperty": "",
  "dateOfIssusApprovePlan": "As Occupancy Certificate is available it 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": "1) At the time of Site visit Flat No. 415 & 416 are internally amalgamated with single entrance.\n2) Area of amalgamated Flat No. 415 & 416 as per site measurement is 510.00 Sq. Ft, Hence, Tax Assessment carpet area 225.00 sq.ft Consider for the purpose of valuation.\n3)This valuation report pertaining to Flat No. 415 only.",
  "depreciationPercentage": "25.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "32786",
  "depreciatedBuildingRate": "2086"
},
"igrRate": {

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"propertyName": "Flat",
"rate": "302260",
"landRate": "146030",
"igrImage": "cases/672ce44a2876c84ff194c70b/igr_1733807781647_Image.png",
"squareMeterGuideLineRate": "302260.00",
"squareFeetGuideLineRate": "28081.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "83",
  "rate": "25613.00",
  "squareFeetGuideLineRate": "25613.00",
  "squareMeterGuideLineRate": "275701.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Middle_Class",
    "label": "Middle Class"
  },
  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Seller_Occupied",
    "label": "Seller Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "No. 4000480",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per SRA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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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"
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  "partitions": {
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    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "MunicipalWaterSupply",
    "label": "Municipal Water Supply"
  },
  "pavementLaid": {
    "value": "Yes",
    "label": "Yes"
  },
  "carParking": "Stilt Parking",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2007",
    "fullDate": "1/1/2007"
  },
  "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"
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  "qualityOfConstruction": {
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"label": "Good"
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"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Designed_as_per_I.S._codes",
  "label": "Designed as per I.S. codes"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
  "label": "Yes"
},
"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
},
}
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"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
  "label": "As per occupancy certificate"
},
"isSiteVisitAllowed": true,
"ageOfBuilding": "17",
"totalLifeBuilding": "60",
"estimatedAge": "43",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "270.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/672ce44a2876c84ff194c70b/
routeMap_1733810902543_Image.png",
    "routeLat": "18.986135",
    "routeLng": "72.827216",
    "stationName": "Mahalaxmi",
    "routeDistance": "900 Mts.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
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],
"type": "Point"
},
"showLocation": {
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  "finallatlng": false
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  {
    "id": "ng6ewj",
    "name": "ng6ewj",
    "image": "cases/672ce44a2876c84ff194c70b/
routeMap_1733810747679_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",
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  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
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  "totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
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"othersQty": "0",
"othersRate": "0",
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"distressValuePercentage": "80",
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"bookValueDocument": null,
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"bookValue": "0"
},
"outward": {
  "status": true,
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  "date": "Tue Dec 10 2024 07:48:04 GMT+0000 (Coordinated Universal Time)",
  "number": "2309520",
  "dayCount": "14",
  "monthCount": "218",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
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"rateVerify": {
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},
"underConstruction": {
  "rccFootingFoundation": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  }
}
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},
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  "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
},
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  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTillingKitchenPlatform": {
  "label": "Flooring, Tilling, Kitchen Platform",
  "floorsCompleted": "",
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"percentage": "0.00",
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"status": false
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  "isHideFloor": false,
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},
"externalPainting": {
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  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
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  "isHideFloor": false,
  "status": false
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  "isHideFloor": false,
  "status": false
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"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
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  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
}
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"workCompleted": {
  "label": "Work Completed (%)",
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  "status": true
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"guidelineDetails": {
  "finalGuidelineValue": "6915510.00",
  "selectedBuildUpValue": "270.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "name": "externallmg_1731142922936_1731142905768_image_16.jpeg",
      "path": "cases/672ce44a2876c84ff194c70b/externallmg_1731142922936_1731142905768_image_16.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "status": false,
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      "name": "Living Room",
      "path": "cases/672ce44a2876c84ff194c70b/externallmg_1731142917170_1731142905768_image_8.jpeg",
      "orientation": "portrait"
    },
    {
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      "_id": "672f250b0db8518c4110611a",
      "name": "Living Room",
      "path": "cases/672ce44a2876c84ff194c70b/externallmg_1731142914661_1731142905768_image_5.jpeg",
      "orientation": "portrait"
    }
  ]
}
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    "status": false,
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "672f250bdb8518c4110611c",
    "name": "Living Room",
    "path": "cases/672ce44a2876c84ff194c70b/
externallmg_1731142916422_1731142905768_image_7.jpeg",
    "orientation": "portrait"
  },
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    "name": "Living Room",
    "path": "cases/672ce44a2876c84ff194c70b/
externallmg_1731142912111_1731142905768_image_1.jpeg",
    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/672ce44a2876c84ff194c70b/
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "672f250bdb8518c41106115",
    "name": "Living Room",
    "path": "cases/672ce44a2876c84ff194c70b/
externallmg_1731142911465_1731142905768_image_0.jpeg",
    "orientation": "portrait"
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  {
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    "name": "Living Room",
    "path": "cases/672ce44a2876c84ff194c70b/
externallmg_1731142922936_1731142905768_image_16.jpeg",
    "orientation": "portrait"
  }
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    },
    {
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      "name": "Living Room",
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externallmg_1731142923361_1731142905768_image_18.jpeg",
      "orientation": "portrait"
    }
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"indicatorRange": {
  "carpetRateRange": {
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    "max": "36000.00"
  },
  "builtUpRateRange": {
    "min": "25444.00",
    "max": "30000.00"
  },
  "saleableRateRange": {
    "min": "21204.00",
    "max": "25000.00"
  }
},
"detailsOfValuation": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "showcases": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"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": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
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  "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",
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  "ratePerUnit": "0.00",
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  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
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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
},
totalValues": {
"title": "Total",
"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
},
taskStatus": {
"SITE_INSPECTION": true,
"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
createCase": "false",
type": "CASE",
leadType": {
"label": "Lead",
"value": "LEAD"
},
siteVisitType": "PARTIAL",
isExternalReport": false,
isSiteMeasurementAllowed": true,
finalValuationArea": "225.00",
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"empanelmentNo": [
  "KZO/CR/19-20/582"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "672ce44a2876c84ff194c70b",
"ownerName": "Geeta Arvind Wagh",
"ownerPhoneNo": "9833824498",
"appAddress": "Flat No 415 4th Floor Wing-B Siddhivinayak Darshan CHS LTD J R
Boricha Marg Satrasta Mumbai- 400011",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60ae1251aa6d152c1801b317",
      "label": "Gift Deed"
    },
    "inputs": {
      "documentDate": "29/07/2017",
      "from": {
        "value": "Donor",
        "label": "Donor"
      },
      "Donor": "Mrs. Jasu Madhavji Rathod",
      "to": {
        "value": "donee",
        "label": "donee"
      },
      "donee": "Geeta Arvind Wagh"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "974543",
    "path": "cases/672ce44a2876c84ff194c70b/
document_1730995123969_1730995115542_Vijay_Kalu_Rathod_Flat_No_415.pdf",
    "fileName":
"document_1730995123969_1730995115542_Vijay_Kalu_Rathod_Flat_No_415.pdf"
  },
  {
    "documentType": {
      "value": "60ae124faa6d152c1801b30f",
      "label": "Article of Agreement"
    }
  }
]
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},
"inputs": {
  "documentDate": "27/10/2004",
  "from": {
    "value": "Seller",
    "label": "Seller"
  },
  "Seller": "M/s. Darshan Construction",
  "to": {
    "value": "purchaser",
    "label": "purchaser"
  },
  "purchaser": "Shri. Prem M. Rathod"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1733809348001_document_1730995123969_17309951155
42_Vijay_Kalu_Rathod_Flat_No_415.pdf",
"path": "cases/672ce44a2876c84ff194c70b/document_1733809348001_document_
1730995123969_1730995115542_Vijay_Kalu_Rathod_Flat_No_415.pdf",
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"uploadedBy": "62691c48afd7d55eddecfda3",
"createdAt": "Tue Dec 10 2024 05:42:32 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae125faa6d152c1801b35b",
    "label": "Property Tax Receipt"
  },
  "inputs": {
    "documentDate": "06/02/2020",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "4000480 "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "596934",
  "path": "cases/672ce44a2876c84ff194c70b/
document_1733809665784_1733723217306_assesment_tax.pdf",
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"fileName": "document_1733809665784_1733723217306_assesment_tax.pdf"
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{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "12/05/2004",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / ENG / 1019 / GS / ML / AP"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "644710",
  "path": "cases/672ce44a2876c84ff194c70b/
document_1733809848750_179580.pdf",
  "fileName": "document_1733809848750_179580.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "27/08/2007",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "SRA / ENG / 1019 / GS / ML / AP "
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1733809916860_1733723217340_OC_1.pdf",
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    "path": "cases/672ce44a2876c84ff194c70b/
document_1733809916860_1733723217340_OC_1.pdf",
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    "uploadedBy": "62691c48afd7d55eddecfda3",
    "createdAt": "Tue Dec 10 2024 05:51:57 GMT+0000 (Coordinated Universal Time)"
  },
  {
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      "value": "60ae1248aa6d152c1801b2ef",
      "label": "Society Share Certificate"
    },
    "inputs": {
      "documentDate": "30/09/2018",
      "remark": "issued by Siddhivinayak Darshan Co - Op Hsg. Soc. Ltd. \\\"",
      "to": {
        "value": "donee",
        "label": "donee"
      },
      "donee": "Geeta Arvind Wag",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "30"
    },
    "isHardCopy": false,
    "displayStatus": false,
    "fileName": "document_1733814772733_140373.pdf",
    "path": "cases/672ce44a2876c84ff194c70b/
document_1733814772733_140373.pdf",
    "id": "960035",
    "uploadedBy": "62691c48afd7d55eddecfda3",
    "createdAt": "Tue Dec 10 2024 07:12:52 GMT+0000 (Coordinated Universal Time)"
  }
],
"caseNumber": "012228",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "161821",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 07 2024 16:01:14 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
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{
  "name": "Geeta Arvind Wagh",
  "phone": "9833824498",
  "ownershipShare": "",
  "email": "",
  "id": "211992"
},
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "336147",
    "name": "Living Room",
    "length": "24.42",
    "length1": "24",
    "length2": "5",
    "width": "7.75",
    "width1": "7",
    "width2": "9",
    "totalArea": "189.23",
    "images": [],
    "extraAreas": [],
    "finalArea": "189.23"
  },
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "1",
    "name": "Kitchen",
    "length": "7.33",
    "length1": "7",
    "length2": "4",
    "width": "10.33",
    "width1": "10",
    "width2": "4",
    "totalArea": "75.78",
    "images": [],
    "extraAreas": [],
    "finalArea": "75.78"
  }
]
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},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "13.92",
  "width1": "13",
  "width2": "11",
  "totalArea": "96.26",
  "images": [],
  "extraAreas": [],
  "finalArea": "96.26"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Bedroom",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "13.83",
  "width1": "13",
  "width2": "10",
  "totalArea": "95.68",
  "images": [],
  "extraAreas": [],
  "finalArea": "95.68"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "6.83",
  "length1": "6",
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"length2": "10",
"width": "3.83",
"width1": "3",
"width2": "10",
"totalArea": "26.19",
"images": [],
"extraAreas": [],
"finalArea": "26.19"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "WC",
  "length": "3.67",
  "length1": "3",
  "length2": "8",
  "width": "7.33",
  "width1": "7",
  "width2": "4",
  "totalArea": "26.89",
  "images": [],
  "finalArea": "26.89",
  "extraAreas": []
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae125faa6d152c1801b35b",
      "label": "Property Tax Receipt"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "529800",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "225",
    "squareMeterArea": "20.9",
    "docFinalBuiltUp": "270",
    "docFinalBuiltUpSquareMeter": "25.08",
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"docBuiltpPercentage": "20",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
"carpetArea": {
"area": "225.00",
"squareMeterArea": "20.90",
"expectedRate": "31555.56",
"percentage": ""
},
"builtUpArea": {
"area": "270.00",
"squareMeterArea": "25.08",
"expectedRate": "26296.30",
"percentage": "20"
},
"saleableArea": {
"area": "324.00",
"squareMeterArea": "30.10",
"expectedRate": "21913.58",
"percentage": "20"
},
"printlnReport": true,
"_id": "6757cedb821be57904f1e302",
"property": "Flat",
"area": "270",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "square_yards",
"expectedPrice": "7100000",
"expectedRate": "31555.56",
"builtUpExpectedRate": "7100000",
"image": "cases/672ce44a2876c84ff194c70b/
indicator_1733807560277_Image.png",
"squareMeter": "25.08",
"id": "734286"
},
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"carpetArea": {
  "area": "291.67",
  "squareMeterArea": "27.10",
  "expectedRate": "35999.59",
  "percentage": ""
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"builtUpArea": {
  "area": "350.00",
  "squareMeterArea": "32.52",
  "expectedRate": "30000.00",
  "percentage": "20"
},
"saleableArea": {
  "area": "420.00",
  "squareMeterArea": "39.02",
  "expectedRate": "25000.00",
  "percentage": "20"
},
"printInReport": true,
"_id": "6757cedb821be57904f1e303",
"property": "Flat",
"area": "350",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
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"expectedPrice": "10500000",
"expectedRate": "35999.59",
"builtUpExpectedRate": "10500000",
"image": "cases/672ce44a2876c84ff194c70b/
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"squareMeter": "32.52",
"id": "631333"
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{
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    "squareMeterArea": "20.90",
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    "percentage": ""
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    "squareMeterArea": "25.08",
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    "expectedRate": "27222.22",
    "percentage": "20"
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  "area": "225",
  "builtUpPercentage": "20",
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  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "7350000",
  "expectedRate": "32666.67",
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  "image": "cases/672ce44a2876c84ff194c70b/
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  "squareMeter": "20.90",
  "id": "941744"
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{
  "carpetArea": {
    "area": "370.10",
    "squareMeterArea": "34.38",
    "expectedRate": "30532.29",
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  "builtUpArea": {
    "area": "444.12",
    "squareMeterArea": "41.26",
    "expectedRate": "25443.57",
    "percentage": "20"
  },
  "saleableArea": {
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    "squareMeterArea": "49.51",
    "expectedRate": "21203.14",
    "percentage": "20"
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"printlnReport": true,
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  "saleablePercentage": "20",
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  "areaType": "Built_Up",
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  "expectedRate": "30532.29",
  "builtUpExpectedRate": "11300000",
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1731142913208_1731142905768_image_3.jpeg",
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    "orientation": "portrait"
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    "status": false,
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    "name": "externallmg_1731142913770_1731142905768_image_4.jpeg",
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    "orientation": "portrait"
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    "status": false,
    "_id": "672f250b0db8518c4110611a",
    "name": "externallmg_1731142914661_1731142905768_image_5.jpeg",
    "path": "cases/672ce44a2876c84ff194c70b/
externallmg_1731142914661_1731142905768_image_5.jpeg",
    "orientation": "portrait"
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  {
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    "status": false,
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    "name": "externallmg_1731142916422_1731142905768_image_7.jpeg",
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    "orientation": "portrait"
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{
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    "orientation": "portrait"
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    "name": "externallmg_1731142922936_1731142905768_image_16.jpeg",
    "path": "cases/672ce44a2876c84ff194c70b/
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    "orientation": "portrait"
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    "orientation": "portrait"
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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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  {
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    "status": false,
    "_id": "672f24d1b1ed058c16976da9",
    "name": "externallmg_1731142862758_1731142856379_image_2.jpeg",
    "path": "cases/672ce44a2876c84ff194c70b/
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    "orientation": "portrait"
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"externalDocuments": [],
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    "filename": "1733723217306_assesment_tax.pdf",
    "path": "cases/672ce44a2876c84ff194c70b/
processingDocuments/1733723217306_assesment_tax.pdf",
    "size": "397012",
    "createdAt": "Mon Dec 09 2024 05:46:57 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "64dc7184ccaf1e7b7f637f47"
  },
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{
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processingDocuments/1733723217340_OC_1.pdf",
  "size": "580291",
  "createdAt": "Mon Dec 09 2024 05:46:57 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "64dc7184ccaf1e7b7f637f47"
},
{
  "originalname": "Tax assessment for each flat (2).pdf",
  "filename": "1733723217373_Tax_assessment_for_each_flat_2.pdf",
  "path": "cases/672ce44a2876c84ff194c70b/
processingDocuments/1733723217373_Tax_assessment_for_each_flat_2.pdf",
  "size": "782094",
  "createdAt": "Mon Dec 09 2024 05:46:57 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "64dc7184ccaf1e7b7f637f47"
},
{
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(West) Branch ).xlsx",
  "filename": "1733807831026_Vijay_Kalu_Rathod__Flat_No_415__416__Bank_of
_India__Sewari_West_Branch_.xlsx",
  "path": "cases/672ce44a2876c84ff194c70b/processingDocuments/1733807831026_
Vijay_Kalu_Rathod__Flat_No_415__416__Bank_of_India__Sewari_West_Branch_.xl
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  "size": "845481",
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"leadRemarks": [],
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      "role": "MAKER+CHECKER",
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      "lastName": "Sarmalkar",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
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    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
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"_id": "672dc05eb1ed058c1696cfa8",
"note": "Required OC. issued in Gift Deed and Dev, Agreement for area",
"taskId": "672d9ab952140a502a6a57db",
"createdAt": "2024-11-08T07:40:14.191Z"
},
{
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
  },
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  "status": true,
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  "note": "Value given for confirmation",
  "taskId": "672d9ab952140a502a6a57db",
  "createdAt": "2024-12-09T05:51:17.072Z"
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"updatedAt": "2024-12-10T07:56:40.157Z",
"__v": 0,
"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"fullAddress": "Residential Flat No. 415, 4th Floor, Wing - B, Siddhivinayak Darshan
Co - Op Hsg. Soc. Ltd. , J. R. Boricha Marg, Satrasta , Village - Lower Parel Division ,
Taluka - Mumbai, District - Mumbai, PIN - 400 011, State - Maharashtra, India",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "",
"contactPersonName": "Mr. Vijay Kalu Rathod ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Seller Representative",
"reralId": "",
"siteVisitContactNo": "9833824498",
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"reason": "documents received",
"siteVisitDate": "2024-12-08",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Property Tax Receipt",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 225.00",
"flatRate": "33500",
"landOtherRate": "30700",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Toilet + WC",
"carpetTotal": "510.03",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "561.03",
"finalCarpetArea": "510.03",
"finalSalableArea": "617.14",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
}
```

```
}  
},  
"otherCompositionBuiltUpTotal": "0.00",  
"otherCompositionCarpetTotal": "0.00",  
"otherCompositionSaleableTotal": "0.00",  
"reportGeneratedDate": "Tue Dec 10 2024 07:47:52 GMT+0000 (Coordinated  
Universal Time)"  
}
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Name	Length	Width	Total
Composition :			
Living Room	24'5"	7'9"	189.23
Kitchen	7'4"	10'4"	75.78
Bedroom	6'11"	13'11"	96.26
Bedroom	6'11"	13'10"	95.68
Toilet	6'10"	3'10"	26.19
WC	3'8"	7'4"	26.89
Other Composition :			