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{
  "typeOfReport": {
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    "value": "Single_Flat"
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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    "value": "Direct"
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  "purposeOfValuation": {
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    "value": "Housing_Loan"
  },
  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
  },
  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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      "_id": "5fc6c33c74d12c494856b7f7"
    },
    "firstName": "Rohit",
    "type": "CREDITOFFICER",
    "_id": "664350c43ec8565b876a5bf9",
    "lastName": "Penkar",
    "mobileNo": "",
    "workMobileNo": "7021099790",
    "email": "Rohitpenkar.ssl@sbi.co.in"
  },
  "fees": {
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    "propertyValue": "0",
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    "expectedFees": null,
    "quotedAmount": "2500"
  },
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"organization": {
  "_id": "643a5702108b68389ed72f71",
  "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": "State Bank of India",
  "displayName": "State Bank of India",
  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "5fc6c33c74d12c494856b7f7",
  "branchCode": "000064",
  "type": "BRANCH",
  "name": "RACPC Ghatkopar (West)",
  "email": "racpcghatkopar.sanctions@sbi.co.in",
  "mobileNo": "022-25009143",
  "alternateMobileNo": "",
  "address": "Retail Assets Centralised Processing Centre, 1st Floor, Ashok Silk Mills
Compound, LBS Marg, Ghatkopar (West), Mumbai - 400 086, State - Maharashtra,
Country - India.\r\n\r\n\r\n\r\n",
  "ledgerName": "STATE BANK OF INDIA - RACPC GHATKOPAR",
  "fax": "022-25009010",
  "sendStructuralCertificate": "0"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Residential"
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"zone": {
  "_id": "60e03dac6576061dae462469",
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"staff": {
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  "_id": "60b7177d2ffdf65bcd65882a",
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
  "profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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"siteEngineer": {
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  "_id": "63fc4680ce84bf289ba9c7fc",
  "role": "SITEENGINEER",
  "firstName": "Nikhil ",
  "email": "valtechnical2022@gmail.com",
  "lastName": "Sonawane",
  "mobileNo": "9819470709",
  "designation": "",
  "shortName": "NS",
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  "role": "FRONTDESK",
  "firstName": "Rashmi",
  "email": "rashmijadhav14feb@gmail.com",
  "lastName": "Jadhav",
  "mobileNo": "7738144625",
  "designation": "Back Office Coordination",
  "shortName": "RJ",
  "workWithDocumentMaker": "60eeaeddf3dd69653a581316",
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  "role": "MAKER",
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"email": "pradnya@vastukala.org",
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        "label": "Registered Valuer"
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    ],
    "type": "EMPLOYEE",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
      {
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        },
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        "number": "CAT-I-F-1763"
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        "label": "Chartered Engineer"
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    }
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    "number": "IBBI/RV/07/2018/10366"
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"shortName": "MBC",
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\\profilePhoto_1622114310919_Manoj C.jpeg",
"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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"clientType": {
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  "value": "BANK"
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  "longitude": " 73.082878"
},
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  "coordinates": [
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  "schedule": [],
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      "remark": ""
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  "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
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  "state": {
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    "label": true
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  "country": {
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    "key": "country",
    "value": "Country - India",
    "label": false
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    "key": "village",
    "value": "Gaondevi",
    "label": true
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    "key": "floorNo",
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  "key": "district",
  "value": "Thane ",
  "label": true
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  "key": "city",
  "value": "",
  "label": false
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  "key": "tahasilNo",
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  "label": true
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  "key": "taluka",
  "value": "Thane",
  "label": true
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  "value": "",
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"buildingName": {
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"label": false
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  "key": "selectArea",
  "value": "",
  "label": true
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"landmark": {
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
  "status": true,
  "name": "Wing",
  "key": "wing",
  "value": "A",
  "label": true
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"projectName": {
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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"oldSurveyNumber": {
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  "key": "oldSurveyNumber",
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  "label": true
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  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "value": "",
  "label": true
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  "label": true
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  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
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  "key": "selectNo",
  "value": "1502",
  "label": false
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"municipalityWardNo": {
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"key": "municipalityWardNo",
"value": "",
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"khataNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
  "value": "",
  "label": false
},
"GUTNo": {
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  "key": "GUTNo",
  "value": "",
  "label": true
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  "key": "postalCode",
  "value": "PIN - 421 202",
  "label": false
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  "key": "suburb",
  "value": "Dombivali (West)",
  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "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": {
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"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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    "label": "Middle Class"
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  "populationGroupList": {
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"label": "Urban"
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"townplanApprovedByList": {
  "value": "Kalyan_Dombivali_Municipal_Corporation",
  "label": "Kalyan Dombivali Municipal Corporation"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
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"asPerActualAgreement": {
  "north": "Open Plot ",
  "west": "Internal Road ",
  "south": "Under Construction Building ",
  "east": "Internal Road "
},
"asPerDocumentAgreement": {
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  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Marginal Space",
    "south": "Flat No. 1503",
    "west": "Open to Sky"
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  "asPerDocument": {
    "north": "Flat No. 1504",
    "east": "Marginal Space",
    "south": "Flat No. 1503",
    "west": "Open to Sky"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
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  "auto": {
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    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
  }
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"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Part 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": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "",
  "depreciationPercentage": "0",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "buildingServicesDepreciatedRate": "0",
  "depreciatedCostOfConstruction": "10700.00",
  "depreciatedBuildingRate": "2800"
},
"igrRate": {
  "propertyName": "Residntial Flat",
  "rate": "63800",
  "landRate": "21700",
  "igrImage": "cases/6731b69fb45217e1cdde786b/igr_1731569859663_Image.png",
  "squareMeterGuideLineRate": "70180.00",
  "squareFeetGuideLineRate": "6520.00"
},
"igrFinalRate": {
  "floorRatePercentage": "10",
  "depreciationPercentage": "0",
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  "squareFeetGuideLineRate": "6520.00"
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"outgoingDetail": {
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    "value": "Medium",
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    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Owner_Occupied",
    "label": "Owner Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "Details not available ",
  "taxPaidHolderName": "Details not available ",
  "taxAmount": "Details not available ",
  "electricityServiceConnectionNo": "Details not available ",
  "meterCardHolderName": "Details not available ",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available ",
  "floorSpaceIndex": "As per KDMC norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
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  "waterTank": {
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    "label": "Municipal Water Supply"
  }
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"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
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"carParking": "Stilt / Open Car Parking Space ",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2022",
  "fullDate": "1/1/2022"
},
"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": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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},
"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",
  "label": "Yes"
},
"groundStilt": {
  "value": "stilt",
  "label": "Stilt"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
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"totalLifeBuilding": "60",
"estimatedAge": "58",
"ageOfBuilding": "2",
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"noOfAmenityFloors": "",
"noOfFloors": "15",
"flatFloorNo": "15",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "5"
},
"finalPlinthArea": {
  "area": "518.10",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6731b69fb45217e1cdde786b/
routeMap_1731666891007_Image.png",
    "routeLat": "19.234136",
    "routeLng": "73.082967",
    "stationName": "Dombivli",
    "routeDistance": "2.6 Km. ",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "t64nza",
    "name": "t64nza",
    "image": "cases/6731b69fb45217e1cdde786b/
routeMap_1731666763485_Image.png"
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}
]
},
"valuation": {
  "fairMarketValue": {
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  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
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  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
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  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "5039700.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "5039700.00"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
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},
"rateVerify": {
  "status": false
},
"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": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
  },
  "externalBrickWork": {
    "label": "External Brick Work",
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    "isHideFloor": false,
    "status": false
  },
  "internalPlastering": {
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    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  }
}
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},
"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
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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"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",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
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  "selectedBuildUpValue": "518.10",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
      "_id": "6735803ca8608211eedfdc3d",
      "name": "externalimg_r_1731559461392_1731559454839_image_4.jpg",
      "path": "cases/6731b69fb45217e1cdde786b/
externalimg_r_1731559461392_1731559454839_image_4.jpg",
```

```
    "orientation": "portrait"
  }
],
"selfieWithSiteVisitImages": [],
"externalPhotos": [],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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    "status": false,
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    "name": "Bedroom",
    "path": "cases/6731b69fb45217e1cdde786b/
externallmg_r_1731559461392_1731559454839_image_4.jpg",
    "orientation": "portrait"
  },
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    "name": "Bedroom",
    "path": "cases/6731b69fb45217e1cdde786b/
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    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6735803ca8608211eedfdc49",
    "name": "Bedroom",
    "path": "cases/6731b69fb45217e1cdde786b/
externallmg_r_1731559470594_1731559454839_image_13.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6735803ca8608211eedfdc4a",
    "name": "Bedroom",
    "path": "cases/6731b69fb45217e1cdde786b/
externallmg_r_1731559471889_1731559454839_image_14.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6735803ca8608211eedfdc4b",
    "name": "Bedroom",
    "path": "cases/6731b69fb45217e1cdde786b/
externallmg_r_1731559473761_1731559454839_image_15.jpg",
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    "orientation": "portrait"
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    "name": "Bedroom",
    "path": "cases/6731b69fb45217e1cdde786b/
externallmg_r_1731559476832_1731559454839_image_18.jpg",
    "orientation": "portrait"
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    "status": false,
    "_id": "6735803ca8608211eedfdc4c",
    "name": "Bedroom",
    "path": "cases/6731b69fb45217e1cdde786b/
externallmg_r_1731559476067_1731559454839_image_17.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6735804ca8608211eedfdbc8",
    "name": "Bedroom",
    "path": "cases/6731b69fb45217e1cdde786b/
externallmg_r_1731559496228_1731559495534_image_0.jpg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "6735803ca8608211eedfdc43",
    "name": "Bedroom",
    "path": "cases/6731b69fb45217e1cdde786b/
externallmg_r_1731559463945_1731559454839_image_7.jpg",
    "orientation": "portrait"
  }
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},
"indicatorRange": {
  "carpetRateRange": {
    "min": "8918.00",
    "max": "13340.00"
  },
  "builtUpRateRange": {
    "min": "8107.00",
    "max": "12127.00"
  },
  "saleableRateRange": {
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    "min": "0.00",
    "max": "0.00"
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},
"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "status": true,
    "isEditable": true
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    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
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    "isEditable": true
  },
  "superfineFinish": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "interiorDecorations": {
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```
"title": "Interior Decorations",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"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
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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}
},
"taskStatus": {
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  "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": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "471.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "RATEVERIFICATIONCOMPLETED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6731b69fb45217e1cdde786b",
"ownerName": "Mr. Nitesh Ramchandra Utekar & Mrs. Aditi Nitesh Utekar ",
"ownerPhoneNo": "8082044361",
"appAddress": "Flat no 1502, 15th Floor, Wing - A, Balaji Siddhivinayak Complex,
Building no. 1, Dombivali West",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    }
  },

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"inputs": {
  "documentDate": "31/03/2022",
  "from": {
    "value": "Transferor",
    "label": "Transferor"
  },
  "Transferor": "Mr. Ganesh V. Gawade & Mr. Nitin S. Jadhav ",
  "to": {
    "value": "Transferee",
    "label": "Transferee"
  },
  "Transferee": "Mr. Nitesh Ramchandra Utekar & Mrs. Aditi Nitesh Utekar ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "12601 / 2022"
},
"document_1731311214670_1731311212085_Racpc_Ghatkopar_Nitesh_Utekar.pdf",
"fileName":
"document_1731311214670_1731311212085_Racpc_Ghatkopar_Nitesh_Utekar.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "25/02/2022",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / TPD / CC / DOM / 500"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1731664022801_76558.pdf",
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"path": "cases/6731b69fb45217e1cdde786b/
document_1731664022801_76558.pdf",
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"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Fri Nov 15 2024 09:47:02 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "16/08/2018",
    "nameOfApprovingAuthority": {
      "value": "Kalyan_Dombivli_Municipal_Corporation",
      "label": "Kalyan Dombivli Municipal Corporation"
    },
    "remark": " (As downloaded from RERA site)",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "KDMC / NRV / BP / DV / 2018 - 19 / 04"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1731664449584_CC.pdf",
  "path": "cases/6731b69fb45217e1cdde786b/document_1731664449584_CC.pdf",
  "id": "821079",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Nov 15 2024 09:54:09 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "09/09/2021",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  }
}
```

```
    },
    "No": "P51700018517"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1731664484100_RERA.pdf",
  "path": "cases/6731b69fb45217e1cdde786b/
document_1731664484100_RERA.pdf",
  "id": "474652",
  "uploadedBy": "62fe044a48a26047e6552796",
  "createdAt": "Fri Nov 15 2024 09:54:44 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "012281",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "411920",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Nov 11 2024 07:47:43 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Nitesh Ramchandra Utekar & Mrs. Aditi Nitesh Utekar ",
    "phone": "8082044361",
    "ownershipShare": "",
    "email": "",
    "id": "411168"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "311816",
    "name": "Bedroom",
    "length": "8.67",
    "length1": "8",
    "length2": "8",
    "width": "11.75",
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"width1": "11",
"width2": "9",
"totalArea": "101.83",
"images": [],
"extraAreas": [],
"finalArea": "101.83"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Passage",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "3.00",
  "width1": "3",
  "width2": "00",
  "totalArea": "24.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "24.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "WC",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "4.50",
  "width1": "4",
  "width2": "6",
  "totalArea": "22.50",
  "images": [],
  "extraAreas": [],
  "finalArea": "22.50"
},
{
  "measurementType": {
    "value": "Square_Feet",
```

```
    "label": "Square Feet"
  },
  "id": "3",
  "name": "Kitchen",
  "length": "8.00",
  "length1": "8",
  "length2": "00",
  "width": "7.50",
  "width1": "7",
  "width2": "6",
  "totalArea": "60.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "60.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Bathroom",
  "length": "7.25",
  "length1": "7",
  "length2": "3",
  "width": "4.25",
  "width1": "4",
  "width2": "3",
  "totalArea": "30.81",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.81"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Living Room",
  "length": "9.67",
  "length1": "9",
  "length2": "8",
  "width": "13.75",
  "width1": "13",
  "width2": "9",
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"totalArea": "132.92",
"images": [],
"extraAreas": [],
"finalArea": "132.92"
}
],
"otherComposition": [
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "0",
  "length": "8.58",
  "length1": "8",
  "length2": "7",
  "width": "2.00",
  "width1": "2",
  "width2": "00",
  "totalArea": "17.17",
  "images": [],
  "extraAreas": [
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      "measurementType": {
        "value": "Square_Feet",
        "label": "Square Feet"
      },
      "_id": "67371c5be077c54e5322f6bb",
      "name": "Extra",
      "extraAreaType": "Add",
      "length": "9.58",
      "length1": "9",
      "length2": "7",
      "width": "6.08",
      "width1": "6",
      "width2": "1",
      "totalArea": "58.30"
    }
  ]
}
```



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],
  "finalArea": "75.47",
  "percentageBeforeTotal": "75.47",
  "percentage": "100"
}
],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "469879",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "471",
    "squareMeterArea": "43.76",
    "docFinalBuiltUp": "518.1",
    "docFinalBuiltUpSquareMeter": "48.135999999999996",
    "docBuiltupPercentage": "10",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "349.00",
      "squareMeterArea": "32.42",
      "expectedRate": "12836.68",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "383.90",
      "squareMeterArea": "35.67",
      "expectedRate": "11669.71",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
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```
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
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  "printlnReport": true,
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  "property": "Residential Flat",
  "area": "349",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "square_yards",
  "expectedPrice": "4480000",
  "expectedRate": "12836.68",
  "builtUpExpectedRate": "11669.71",
  "image": "cases/6731b69fb45217e1cdde786b/
indicator_1731569513740_Image.png",
  "squareMeter": "32.42",
  "id": "112340"
},
{
  "carpetArea": {
    "area": "1132.00",
    "squareMeterArea": "105.17",
    "expectedRate": "13339.22",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1245.20",
    "squareMeterArea": "115.68",
    "expectedRate": "12126.57",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "6735a8d7ad18723b9c17b7b4",
  "property": "Residential Flat",
  "area": "1132",
  "builtUpPercentage": "10",
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "https://www.Propertypistol.com/",
"expectedPrice": "15100000",
"expectedRate": "13339.22",
"builtUpExpectedRate": "12126.57",
"image": "cases/6731b69fb45217e1cdde786b/
indicator_1731569565147_Image.png",
"squareMeter": "105.17",
"id": "776883"
},
{
  "carpetArea": {
    "area": "453.00",
    "squareMeterArea": "42.09",
    "expectedRate": "9117.00",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "498.30",
    "squareMeterArea": "46.29",
    "expectedRate": "8288.18",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
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```

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"fullAddress": "Residential Flat No. 1502, 15th Floor, Building No 1, Wing - A, Balaji
Siddhivinayak Complex, Village - Gaondevi, Dombivali (West), Taluka - Thane, District -
Thane , PIN - 421 202, State - Maharashtra, Country - India",
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"email": "",
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"ownershipShare": "",
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"reald": "",
"siteVisitContactNo": "8082044361",
"buildingServicesRate": "2800",
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"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
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},
"siteVisitDate": "2024-11-12",
"builtupPercentage": "10",
"carpetTotal": "288.06",
"extendOfSiteRemark": "Carpet Area in Sq. Ft. = 365.00\nOpen Terrace Area in Sq. Ft.
= 57.00\nBalcony Area in Sq. Ft. = 49.00\n\nAll the above areas are within 5% of the
Agreement for Sale Area. The above calculations and detailed measurements taken by
us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation
is prepared based on the Agreement for Sale area",
"finalBuiltupArea": "492.28",
"finalCarpetArea": "447.53",
"finalSalableArea": "541.51",
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Bathroom",
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"otherCompositionCarpetTotal": "75.47",
"otherCompositionSaleableTotal": "0.00",
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}  
},  
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Time)"  
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<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Bedroom	8'8"	11'9"	101.83
Passage	8'00"	3'00"	24.00
WC	5'00"	4'6"	22.50
Kitchen	8'00"	7'6"	60.00
Bathroom	7'3"	4'3"	30.81
Living Room	9'8"	13'9"	132.92
Other Composition :			
Balcony Area	8'7"	2'00"	17.17