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{
  "typeOfReport": {
    "value": "Unit",
    "label": "Unit"
  },
  "reportInformation": {
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    "RVDSValues": true,
    "proportionateValue": false
  },
  "leadFrom": {
    "label": "Direct",
    "value": "Direct"
  },
  "purposeOfValuation": {
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And
Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
Enforcement_Of_Security_Interest_Act,_2002"
  },
  "masterTypeOfPurpose": {
    "label": "SARFAESI Securitisation And Reconstruction Of Financial Assets And
Enforcement Of Security Interest Act, 2002",
    "value": "SARFAESI_Securitisation_And_Reconstruction_Of_Financial_Assets_And_
Enforcement_Of_Security_Interest_Act,_2002"
  },
  "toAssess": {
    "label": "Fair Market Value",
    "value": "Fair_Market_Value"
  },
  "creditOfficer": {
    "branch": {
      "_id": "5fc6c33c74d12c494856ba26"
    },
    "firstName": "vilas",
    "type": "CREDITOFFICER",
    "_id": "667ba1aa968b1257131c3268",
    "email": "vilas.shelke@cosmosbank.in",
    "lastName": "shelke",
    "mobileNo": "",
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  "fees": {
    "type": "fixed",
    "propertyValue": "6454645",
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"discussWithPerson": "vilas",
"expectedFees": 3227.3225,
"quotedAmount": ""
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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": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
},
"branch": {
  "_id": "5fc6c33c74d12c494856ba26",
  "branchCode": "",
  "type": "BRANCH",
  "name": "Recovery W-Off Wing, MRO, Dadar (West)",
  "email": "dadar@cosmosbank.in",
  "mobileNo": "02243606056",
  "alternateMobileNo": "",
  "address": "36-A,Maru Niketan, D. L. Vaidya Road, Dadar (West), Mumbai-400028,
State - Maharashtra, Country - India",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
},
"assetsClass": {
  "value": "Land_&_Building_/_Immovable_Property",
  "label": "Land & Building / Immovable Property"
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"propertyType": {
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  "value": "Industrial"
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"zone": {
  "_id": "60f919bff3dd69653a5926b8",
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"zoneName": "Mumbai & Aurangabad Zone"
},
"staff": {
  "pickupPerson": {
    "type": "EMPLOYEE",
    "_id": "62723addafd7d55eddeddfe4",
    "role": "PICKUPPERSON",
    "firstName": "Ramkrishna ",
    "email": "rampatakar1991@gmail.com",
    "lastName": "Patkar",
    "mobileNo": "7045746060",
    "shortName": "RP",
    "workWithDocumentMaker": "",
    "profilePhoto": "users/62723addafd7d55eddeddfe4/
profilePhoto_1668056044525_WhatsApp_Image_20221110_at_102139_AM.jpeg"
  },
  "siteEngineer": {
    "type": "EMPLOYEE",
    "_id": "62720b21afd7d55eddedc545",
    "role": "MAKER+CHECKER",
    "firstName": "Avinash",
    "email": "avinash.pandey@vastukala.org",
    "lastName": "Pandey",
    "mobileNo": "9021605621",
    "designation": "",
    "shortName": "AV",
    "workWithDocumentMaker": ""
  },
  "rateVerifier": {
    "type": "EMPLOYEE",
    "_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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    "role": "MAKER",
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"firstName": "Jayaraja",
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"lastName": "Acharya",
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"designation": "",
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"workWithDocumentMaker": "",
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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/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
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"valuers": []
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"clientType": {
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  "value": "BANK"
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"location": {
  "latitude": "19.253197727888914",
  "longitude": "73.01327705040718"
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"geo": {
  "type": "Point",
  "coordinates": [
    73.01327705040718,
    19.253197727888914
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      "dateTime": "13/11/2024 12:00 am"
    }
  ]
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      "dateTime": "13/11/2024 12:00 am"
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  "visitedDate": [
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      "status": "COMPLETED",
      "dateTime": "2024-11-13",
      "remark": "MANUAL_IN_TASK"
    },
    {
      "status": "COMPLETED",
      "dateTime": "2024-11-12",
      "remark": "MANUAL_IN_TASK"
    }
  ]
},
"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
  "value": "Unit",
  "label": "Unit"
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"externalReportDetails": {
  "finalAreaType": "Built_Up",
  "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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"key": "country",
"value": "India",
"label": false
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"village": {
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  "name": "Village",
  "key": "village",
  "value": "Kalher",
  "label": true
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  "name": "Floor No",
  "key": "floorNo",
  "value": "1",
  "label": false
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  "key": "buildingNo",
  "value": "Y-2",
  "label": true
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  "status": true,
  "name": "District",
  "key": "district",
  "value": "Thane",
  "label": true
},
"city": {
  "status": true,
  "name": "City",
  "key": "city",
  "value": "Bhiwandi",
  "label": false
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"tahasilNo": {
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "plotNo",
  "value": "",
  "label": true
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"buildingName": {
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  "name": "Building Name",
  "key": "buildingName",
  "value": "Shree Arihant Complex",
  "label": false
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"selectArea": {
  "status": false,
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
  "value": "",
  "label": false
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  "key": "street2",
  "value": "",
  "label": false
},
"landmark": {
  "status": false,
  "name": "Landmark",
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"key": "landmark",
"value": "",
"label": false
},
"wing": {
  "status": false,
  "name": "Wing",
  "key": "wing",
  "value": "",
  "label": true
},
"projectName": {
  "status": false,
  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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"oldSurveyNumber": {
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  "name": "Old Survey No.",
  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
  "status": true,
  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "226, Hissa No. 1, 2 & 4 to 8",
  "label": true
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"hissaNo": {
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  "name": "Hissa No.",
  "key": "hissaNo",
  "value": "",
  "label": true
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"CTSNo": {
  "status": false,
  "name": "CTS No.",
  "key": "CTSNo",
  "value": "",
  "label": true
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"blockNo": {
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  "name": "Block No",
  "key": "blockNo",
  "value": "",
  "label": true
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"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "9",
  "label": false
},
"municipalityWardNo": {
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  "name": "Municipality Ward No.",
  "key": "municipalityWardNo",
  "value": "",
  "label": true
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"khataNo": {
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
},
"mouza": {
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  "name": "Mouza",
  "key": "mouza",
  "value": "",
  "label": true
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"SRO": {
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  "name": "SRO",
  "key": "SRO",
  "value": "",
  "label": false
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"policeStation": {
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  "key": "policeStation",
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"value": "",
"label": false
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  "name": "Postal Code",
  "key": "postalCode",
  "value": "PIN - 421 302",
  "label": false
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"suburb": {
  "status": false,
  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R.C.C. slab"
  },
  "flooring": {
    "value": "Vitrified_tiles_flooring",
    "label": "Vitrified tiles flooring"
  },
  "doors": {
    "value": "MS_Rolling_Shutter",
    "label": "MS Rolling Shutter"
  },
  "windows": {
    "value": "Powder_coated_Aluminum_sliding_windows",
    "label": "Powder coated Aluminum sliding windows"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
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},
"finishing": {
  "value": "Cement_Plastering",
  "label": "Cement Plastering"
}
},
"general": {
  "ownership": {
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    "label": "Sole Ownership"
  },
  "populationClassList": {
    "value": "MiddleClass",
    "label": "Middle Class"
  },
  "populationGroupList": {
    "value": "Urban",
    "label": "Urban"
  },
  "townplanApprovedByList": {
    "value": "Grampanchayat_Kalher",
    "label": "Grampanchayat Kalher"
  },
  "whetherCoveredUnderAnyState": {
    "value": "No",
    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "X-2 Building",
    "west": "Y-1 Building",
    "south": "Road",
    "east": "Y-3 Building"
  },
  "asPerDocumentAgreement": {
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    "west": "Information not available",
    "south": "Information not available",
    "east": "Information not available"
  },
  "unitBoundaries": {
    "asPerActual": {
      "north": "",
      "west": "",
      "south": "",
      "east": ""
    }
  },
}
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"asPerDocument": {
  "north": "",
  "west": "",
  "south": "",
  "east": ""
},
"isDisplay": false,
"title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"extraDetailOfProperty": "The composition of Industrial Unit on first & second floor is
having large working area.",
"dateOfIssusApprovePlan": "Approved Building Plan were not provided and not
verified.",
"approvePlanVerified": "No",
"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall\n\n"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per site inspection, total measured Carpet area is 4,050.00 Sq. Ft.

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which is more than area mentioned in the Agreement Built up area 2390.00 Sq. ft.. Hence, we have considered area mentioned in the agreement for the purpose of valuation.",

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"depreciationPercentage": "36",
"depreciationRatioOfBuilding": "",
"salvageValue": "10",
"depreciatedCostOfConstruction": "2480",
"depreciatedBuildingRate": "1280"
},
"igrRate": {
"propertyName": "Gala",
"rate": "25500",
"landRate": "570",
"igrImage": "cases/67342ef5ddcb46c198abe51b/igr_1731503404033_Image.png",
"squareMeterGuideLineRate": "25500.00",
"squareFeetGuideLineRate": "2369.00"
},
"igrFinalRate": {
"floorRatePercentage": "0",
"depreciationPercentage": "76",
"rate": "1813.00",
"squareFeetGuideLineRate": "1813.00",
"squareMeterGuideLineRate": "19517.00"
},
"outgoingDetail": {
"areaStatusList": {
"value": "Medium",
"label": "Medium"
},
"propertyTypeOfUseList": {
"value": "Industrial",
"label": "Industrial"
},
"propertyOccupiedByList": {
"value": "Vacant_Bank_Possession",
"label": "Vacant- Bank Possession"
},
"monthlyRent": "N.A",
"assessmentNo": "Information not available",
"taxPaidHolderName": "Information not available",
"taxAmount": "Information not available",
"electricityServiceConnectionNo": "Information not available",
"meterCardHolderName": "Information not available",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per local norms",
"tenantName": "",
```

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"maintenanceOfFlat": "Vacant Industrial Gala without maintenance"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
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  "anyFavouringForExtraPotentialValue": "Located in developed area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "R.C.C._slab",
    "label": "R.C.C. slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
    "value": "Grampanchayat",
    "label": "Grampanchayat"
  },
  "pavementLaid": {
    "value": "No",
    "label": "No"
  },
  "carParking": "Open Parking Space",
  "constructionWorkStatus": {
    "value": "Completed",
    "label": "Completed"
  },
  "asthetikLook": {
    "value": "Plain_Looking",
    "label": "Plain Looking"
  },
  "dateOfConstruction": {
    "date": "1",
    "month": "1",
    "year": "2000",
    "fullDate": "1/1/2000"
  },
  "planningArea": {
    "value": "Industrial",
    "label": "Industrial"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Normal",
  "label": "Normal"
},
"materialUsedList": {
  "value": "Information_Not_Available",
  "label": "Information Not Available"
},
"buildingSpecification": {
  "value": "Average",
  "label": "Average"
},
"structuralSafety": {
  "value": "Normal",
  "label": "Normal"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
  "value": "Existing",
  "label": "Existing"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Normal",
  "label": "Normal"
},
"maintenanceOfTheBuilding": {
  "value": "Poor",
  "label": "Poor"
},
"maintenanceIssues": {
  "value": "Information_not_available",
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    "label": "Information not available"
  },
  "visibleDamageInBuilding": {
    "value": "0",
    "label": "No"
  },
  "systemOfAirConditioning": {
    "value": "0",
    "label": "No"
  },
  "provisionOfFirefighting": {
    "value": "Information_not_available",
    "label": "Information not available"
  },
  "groundStilt": {
    "value": "ground",
    "label": "Ground"
  },
  "yearOfConstructionAsPer": {
    "value": "Approx.",
    "label": "Approx."
  },
  "isSiteVisitAllowed": true,
  "ageOfBuilding": "24",
  "totalLifeBuilding": "60",
  "estimatedAge": "36",
  "noOfBasement": "",
  "noOfPodium": "",
  "noOfAmenityFloors": "",
  "noOfFloors": "2",
  "flatFloorNo": "1",
  "noOfLifts": "",
  "noOfDwellingUnitsInBuilding": "10"
},
"finalPlinthArea": {
  "area": "2390.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Sale Deed"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67342ef5ddcb46c198abe51b/
routeMap_1731583407821_Image.png",
    "routeLat": "19.253553",
    "routeLng": "73.015936",
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"stationName": "Bhiwandi Road",
"routeDistance": "4.8 km",
"routeStation": {
  "value": "Railway_Station",
  "label": "Railway Station"
}
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "98l2fs",
    "name": "98l2fs",
    "image": "cases/67342ef5ddcb46c198abe51b/
routeMap_1731583063096_Image.png"
  }
],
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "4780000.00",
    "depreciationPercentage": "36",
    "depreciatedCostOfConstruction": "1720800.00",
    "totalFairMarketValue": "5927200.00"
  },
  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
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"interiorDecorationsQty": "0",
"interiorDecorationsRate": "0",
"totalinteriorDecorationsRate": "0",
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"electricityDepositsRate": "0",
"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
"finaltotal": "7648000.00",
"finalValue": "7648000.00",
"distressValuePercentage": "70",
"realizableValuePercentage": "85",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Thu Nov 14 2024 13:01:00 GMT+0000 (Coordinated Universal Time)",
  "number": "2309053",
  "dayCount": "17",
  "monthCount": "138",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": ""
  }
}
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"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"fullBuildingRcc": {
  "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",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPlastering": {
  "label": "Internal Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
}
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"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "",
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  "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",
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"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": "2390.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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mage_20241113_at_104729_46.jpeg",
      "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582261706_external
lmg_1731478672973_WhatsApp_Image_20241113_at_104729_46.jpeg",
      "orientation": "landscape"
    }
  ],
  "selfieWithSiteVisitImages": [
    {
      "status": false,
      "_id": "6735d936e077c54e53223b5d",
      "name": "externallmg_1731582261555_externallmg_1731478671764_WhatsApp_I
mage_20241113_at_104729_38.jpeg",
      "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582261555_external
lmg_1731478671764_WhatsApp_Image_20241113_at_104729_38.jpeg",
      "orientation": "landscape"
    }
  ]
},
],
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"externalPhotos": [
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mage_20241113_at_104729_45.jpeg",
    "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582261687_external
lmg_1731478672849_WhatsApp_Image_20241113_at_104729_45.jpeg",
    "orientation": "landscape"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
  {
    "status": false,
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    "name": "Working Area",
    "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582261487_external
lmg_1731478671315_WhatsApp_Image_20241113_at_104729_34.jpeg",
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  },
  {
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    "name": "Working Area",
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    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "6735d936e077c54e53223b5b",
    "name": "Working Area",
    "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582261515_external
lmg_1731478671537_WhatsApp_Image_20241113_at_104729_36.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "6735d948e077c54e53223bcd",
    "name": "Working Area",
    "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582279499_external
lmg_1731478673211_WhatsApp_Image_20241113_at_104729_6.jpeg",
    "orientation": "landscape"
  },
  },
}
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{
  "status": false,
  "_id": "6735d948e077c54e53223bd6",
  "name": "Working Area",
  "path": "cases/67342ef5ddcb46c198abe51b/externalImg_1731582279615_external
Img_1731478698434_WhatsApp_Image_20241113_at_104729_15.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "6735d948e077c54e53223bd9",
  "name": "Working Area",
  "path": "cases/67342ef5ddcb46c198abe51b/externalImg_1731582279656_external
Img_1731478698723_WhatsApp_Image_20241113_at_104729_18.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "6735d965d1078a4ea7f4d2cc",
  "name": "Working Area",
  "path": "cases/67342ef5ddcb46c198abe51b/externalImg_1731582308144_external
Img_1731478699423_WhatsApp_Image_20241113_at_104729_25.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "6735d990572e264e52122c9f",
  "name": "Working Area",
  "path": "cases/67342ef5ddcb46c198abe51b/externalImg_1731582351268_external
Img_1731478734431_WhatsApp_Image_20241113_at_104728_5.jpeg",
  "orientation": "landscape"
},
{
  "status": false,
  "_id": "6735d9a2572e264e52122d1b",
  "name": "Working Area",
  "path": "cases/67342ef5ddcb46c198abe51b/externalImg_1731582369986_external
Img_1731478761882_WhatsApp_Image_20241113_at_104729_2.jpeg",
  "orientation": "landscape"
}
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "3000.00",
    "max": "4757.00"
  }
}
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    },
    "builtUpRateRange": {
      "min": "2500.00",
      "max": "3964.00"
    },
    "saleableRateRange": {
      "min": "0.00",
      "max": "0.00"
    }
  },
  "detailsOfValuation": {
    "presentValueOfFlat": {
      "title": "Present value of the flat (incl. car parking, if provided)",
      "quantity": "0.00",
      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "isEditable": false
    },
    "wardrobes": {
      "title": "Wardrobes",
      "quantity": "0.00",
      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "isEditable": true
    },
    "showcases": {
      "title": "Showcases",
      "quantity": "0.00",
      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "isEditable": true
    },
    "kitchenArrangements": {
      "title": "Kitchen arrangements",
      "quantity": "0.00",
      "ratePerUnit": "0.00",
      "estimatedValue": "0.00",
      "status": true,
      "isEditable": true
    },
    "superfineFinish": {
      "title": "Superfine finish",
      "quantity": "0.00",
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"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"totalValues": {
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"title": "Total",
"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
}
},
"taskStatus": {
  "SITE_INSPECTION": false,
  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "2390.00",
"empanelmentNo": [],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORPRINT",
"paymentStatus": "PENDING",
"invoiceIds": [],
"paymentIds": [],
"_id": "67342ef5ddcb46c198abe51b",
"ownerName": "Smt. Meena Rajendra Parpani",
"ownerPhoneNo": "0000000000",
"appAddress": "Gala no - 9, Ground floor, Bldg no - Y -2, Shree Arihant complex,
kalher, Bhiwandi, survey no - 226, Thane",
"remark": "NPA CASE \nCONTACT - Bank person ",
"documents": [
  {
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"documentType": {
  "value": "60ae1245aa6d152c1801b2e3",
  "label": "Sale Deed"
},
"inputs": {
  "documentDate": "16/05/2008",
  "from": {
    "value": "Vendor",
    "label": "Vendor"
  },
  "Vendor": "Shri. Rajesh N. Patil",
  "to": {
    "value": "Purchaser",
    "label": "Purchaser"
  },
  "Purchaser": "Smt. Meena Rajendra Parpani",
  "number": {
    "value": "Registration_No",
    "label": "Registration No"
  },
  "Registration_No": "4475/2008"
},
"isHardCopy": false,
"displayStatus": true,
"id": "815495",
"path": "cases/67342ef5ddcb46c198abe51b/
document_1731473183172_1731473180836_9_Gala.pdf",
"fileName": "document_1731473183172_1731473180836_9_Gala.pdf"
},
],
"caseNumber": "012336",
"createdBy": "62723addafd7d55eddeddfe4",
"caseHistory": [
  {
    "id": "812877",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Wed Nov 13 2024 04:45:41 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Smt. Meena Rajendra Parpani",
    "phone": "0000000000",
    "ownershipShare": "",
    "email": ""
  }
]
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"id": "444435"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Working Area",
  "length": "",
  "length1": "22",
  "length2": "6",
  "width": "",
  "width1": "90",
  "width2": "0",
  "totalArea": "2025.00",
  "images": [],
  "finalArea": "2025.00",
  "extraAreas": []
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Working Area",
  "length": "",
  "length1": "22",
  "length2": "6",
  "width": "",
  "width1": "90",
  "width2": "0",
  "totalArea": "2025.00",
  "images": [],
  "finalArea": "2025.00",
  "extraAreas": []
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
```

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{
  "typeOfDocument": {
    "value": "60ae1245aa6d152c1801b2e3",
    "label": "Sale Deed"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "679054",
  "selectAreaTypeDocument": "Built_Up",
  "totalAreaDocument": "2390",
  "squareMeterArea": "222.04",
  "docFinalBuiltUp": "0.00",
  "docFinalBuiltUpSquareMeter": "0.00",
  "docBuiltupPercentage": "",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "1500.00",
      "squareMeterArea": "139.35",
      "expectedRate": "3000.00",
      "percentage": ""
    },
    "builtUpArea": {
      "area": "1800.00",
      "squareMeterArea": "167.23",
      "expectedRate": "2500.00",
      "percentage": "20"
    },
    "saleableArea": {
      "area": "0.00",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printlnReport": true,
  "_id": "6734a53667e1440b51118122",
  "property": "Gala",
  "area": "1800",
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"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Built_Up",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "4500000",
"expectedRate": "3000.00",
"builtUpExpectedRate": "4500000",
"image": "cases/67342ef5ddcb46c198abe51b/
indicator_1731503003312_Image.png",
"squareMeter": "167.23",
"id": "243654"
},
{
  "carpetArea": {
    "area": "1850.00",
    "squareMeterArea": "171.87",
    "expectedRate": "4054.05",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "2220.00",
    "squareMeterArea": "206.24",
    "expectedRate": "3378.38",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "0.00",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "6734a53667e1440b51118123",
  "property": "Gala",
  "area": "1850",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "",
  "source": "Index_no.2",
  "expectedPrice": "7500000",
  "expectedRate": "4054.05",
  "builtUpExpectedRate": "3378.38",
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"image": "cases/67342ef5ddcb46c198abe51b/
indicator_1731503158705_Image.png",
"squareMeter": "171.87",
"id": "178767"
},
{
"carpetArea": {
"area": "1850.00",
"squareMeterArea": "171.87",
"expectedRate": "4756.76",
"percentage": ""
},
"builtUpArea": {
"area": "2220.00",
"squareMeterArea": "206.24",
"expectedRate": "3963.96",
"percentage": "20"
},
"saleableArea": {
"area": "0.00",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
},
"printlnReport": true,
"_id": "6734a53667e1440b51118124",
"property": "Gala",
"area": "1850",
"builtUpPercentage": "20",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "8800000",
"expectedRate": "4756.76",
"builtUpExpectedRate": "3963.96",
"image": "cases/67342ef5ddcb46c198abe51b/
indicator_1731503335667_Image.png",
"squareMeter": "171.87",
"id": "524019"
}
],
"externalImages": [
{
"type": "EXTERNAL_IMAGES",
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"status": false,
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mage_20241113_at_104729_32.jpeg",
  "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582261480_externall
mg_1731478671278_WhatsApp_Image_20241113_at_104729_32.jpeg",
  "orientation": "landscape"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6735d936e077c54e53223b59",
  "name": "externallmg_1731582261487_externallmg_1731478671315_WhatsApp_I
mage_20241113_at_104729_34.jpeg",
  "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582261487_externall
mg_1731478671315_WhatsApp_Image_20241113_at_104729_34.jpeg",
  "orientation": "landscape"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6735d936e077c54e53223b5a",
  "name": "externallmg_1731582261491_externallmg_1731478671495_WhatsApp_I
mage_20241113_at_104729_35.jpeg",
  "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582261491_externall
mg_1731478671495_WhatsApp_Image_20241113_at_104729_35.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6735d936e077c54e53223b5b",
  "name": "externallmg_1731582261515_externallmg_1731478671537_WhatsApp_I
mage_20241113_at_104729_36.jpeg",
  "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582261515_externall
mg_1731478671537_WhatsApp_Image_20241113_at_104729_36.jpeg",
  "orientation": "landscape"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6735d936e077c54e53223b5c",
  "name": "externallmg_1731582261519_externallmg_1731478671759_WhatsApp_I
mage_20241113_at_104729_37.jpeg",
  "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582261519_externall
mg_1731478671759_WhatsApp_Image_20241113_at_104729_37.jpeg",
```



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"orientation": "landscape"
},
{
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  "status": false,
  "_id": "6735d936e077c54e53223b5d",
  "name": "externallmg_1731582261555_externallmg_1731478671764_WhatsApp_I
mage_20241113_at_104729_38.jpeg",
  "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582261555_externall
mg_1731478671764_WhatsApp_Image_20241113_at_104729_38.jpeg",
  "orientation": "landscape"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6735d936e077c54e53223b5e",
  "name": "externallmg_1731582261557_externallmg_1731478671896_WhatsApp_I
mage_20241113_at_104729_39.jpeg",
  "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582261557_externall
mg_1731478671896_WhatsApp_Image_20241113_at_104729_39.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6735d936e077c54e53223b5f",
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mage_20241113_at_104729_40.jpeg",
  "path": "cases/67342ef5ddcb46c198abe51b/externallmg_1731582261594_externall
mg_1731478671932_WhatsApp_Image_20241113_at_104729_40.jpeg",
  "orientation": "portrait"
},
{
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  "status": false,
  "_id": "6735d936e077c54e53223b60",
  "name": "externallmg_1731582261598_externallmg_1731478671961_WhatsApp_I
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mg_1731478762057_WhatsApp_Image_20241113_at_104729_3.jpeg",
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  {
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    "filename": "1731503438307_Rajendra_Arvind_Parpani__Gala_No_10__Cosmos_Bank__Recovery_WOff_Wing_MRO_Dadar_West.xlsx",
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      "firstName": "Binumon",
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"createdAt": "2024-11-15T04:57:55.704Z"
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"assignmentType": {
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"fullAddress": "Industrial Unit No. 9, 1st Floor, Building No Y-2, Shree Arihant Complex,
New/Current Survey No. 226, Hissa No. 1, 2 & 4 to 8, Village - Kalher, Taluka -
Bhiwandi, District - Thane, Bhiwandi, PIN - 421 302, State - Maharashtra, India",
"addressForMap": "",
"caseReferredBy": "62723addafd7d55eddeddfe4",
"contactPersonName": "Mr. Nandkishor Patil",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Bank Executive",
"rerald": "",
"siteVisitContactNo": "9769097888",
"buildingServicesRate": "2000",
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"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 2390.00",
"flatRate": "3200",
"landOtherRate": "1200",
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  "carpetTotal": "4050",
  "otherCarpetTotal": "0.00",
  "builtupPercentage": "20",
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  "finalCarpetArea": "4050.00",
  "finalSalableArea": "4860.00",
  "salablePercentage": "0",
  "toBeAdded": "",
  "extendOfSiteRemark": "As per site inspection, total measured Carpet area is
4,050.00 Sq. Ft. which is more than area mentioned in the Agreement Built up area
2390.00 Sq. ft.. Hence, we have considered area mentioned in the agreement for the
purpose of valuation.",
  "siteMeasurementRemark": "Carpet Area of 1st Floor in Sq. Ft. = 2025\nCarpet Area
of 2nd Floor in Sq. Ft. = 2025\n<br />\n",
  "finalSaleablePercentage": "0",
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      "value": "Free_Hold"
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    "leaseRent": "",
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    "leaseFrom": "",
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    "leaseDate": ""
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},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

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| <b>Name</b>            | <b>Length</b> | <b>Width</b> | <b>Total</b> |
|------------------------|---------------|--------------|--------------|
| Composition :          |               |              |              |
| Working Area           | 22'6"         | 90'0"        | 2025.00      |
| Working Area           | 22'6"         | 90'0"        | 2025.00      |
| Other<br>Composition : |               |              |              |