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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": {
    "label": "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"
  },
  "creditOfficer": {
    "branch": {
      "_id": "66693d722ae3637b0ee9f281"
    },
    "firstName": "S B Mane ",
    "type": "CREDITOFFICER",
    "_id": "66693d722ae3637b0ee9f283",
    "lastName": "Sir",
    "mobileNo": "",
    "workMobileNo": "9594047225",
    "email": "1sujay.trivedi@cosmosbank.in"
  },
  "fees": {
    "type": "fixed",
    "propertyValue": "0",
    "discussWithPerson": "S B Mane ",
    "expectedFees": null,
    "quotedAmount": "4000"
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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": {
  "_id": "5fc6a0d8da3c631ed41d1820",
  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
  "_id": "66693d722ae3637b0ee9f281",
  "name": "Amrutnagar GHatkopar West ",
  "branchCode": "",
  "mobileNo": "9594047225",
  "alternateMobileNo": "",
  "email": "sujay.trivedi@cosmosbank.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Rekha Apartment CHSL\nAmrut Nagar Ghatkopar West Mumbai 400086"
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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
},
"zone": {
  "_id": "60f919bff3dd69653a5926b8",
  "zoneName": "Mumbai & Aurangabad Zone"
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"staff": {
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"role": "PICKUPPERSON",
"firstName": "Saurabh",
"email": "saurabhvelonde143@gmail.com",
"lastName": "Velonde",
"mobileNo": "8691048846",
"shortName": "SSV",
"workWithDocumentMaker": "",
"profilePhoto": "users/60b7177d2ffdf65bcd65882a/
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},
"siteEngineer": {
"type": "EMPLOYEE",
"_id": "648fcad91b499c2d52dc86f3",
"role": "SITEENGINEER",
"firstName": "Barkat",
"email": "barkathodekar68@gmail.com",
"lastName": "Hodekar",
"mobileNo": "8879011615",
"designation": "Site Engg",
"shortName": "Barkat",
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"rateVerifier": {
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"_id": "5fc78e26625ecd20ec1f88e9",
"role": "MAKER+CHECKER",
"firstName": "Vaishali",
"email": "v.sarmalkar@vastukala.org",
"lastName": "Sarmalkar",
"mobileNo": "9004437379",
"shortName": "VS",
"workWithDocumentMaker": "1",
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\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg",
"designation": ""
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"maker": {
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"_id": "62fe044a48a26047e6552796",
"role": "MAKER",
"firstName": "Pradnya ",
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"lastName": "Rasam",
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},
"checker": {
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  "firstName": "Prajakta",
  "lastName": "Patil",
  "shortName": "P",
  "email": "prajakta@vastukala.org",
  "designation": "",
  "mobileNo": "9769797568",
  "role": "MAKER + RATE VERIFIER + CHEAKER",
  "type": "EMPLOYEE",
  "workWithDocumentMaker": ""
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    "valuersRegistrationNumber": [
      {
        "value": "IBBI/RV/07/2018/10366",
        "label": "Registered Valuer"
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    ],
    "type": "EMPLOYEE",
    "_id": "5ffe92d27737ca4d986b6453",
    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
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        "number": "IBBI/RV/07/2018/10366"
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      "title": {
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    "value": "FIIV",
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  "number": "CAT-I-F-1763"
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  "title": {
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    "label": "Chartered Engineer"
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  "_id": "60af80072ffdf65bcd658653",
  "number": "AM161706-3"
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  "number": "IBBI/RV/07/2018/10366"
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],
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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": "72.92653195559978"
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  "visitedDate": [
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      "dateTime": "2024-11-19",
      "remark": "Urgent Visit Today "
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    {
      "status": "COMPLETED",
      "dateTime": "2024-11-18",
      "remark": "MANUAL_IN_TASK"
    }
  ],
  "schedule": []
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"marketAnalysisAndRemark": {
  "audioNotes": []
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"compositionFlatType": {
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  "label": "2 BHK"
},
"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
    "status": true,
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    "value": "Maharashtra",
    "label": true
  },
  "country": {
    "status": true,
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  "village": {
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  "value": "3",
  "label": false
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  "value": "",
  "label": true
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  "key": "district",
  "value": "Mumbai Suburban",
  "label": true
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  "key": "city",
  "value": "Mumbai",
  "label": false
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  "status": false,
  "name": "Tehsil",
  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Kurla",
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  "key": "buildingName",
  "value": "Sarthak S.R.A. Co-Op. Hsg. Sco. Ltd.",
  "label": false
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"selectArea": {
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "name": "Street 1",
  "key": "street1",
  "value": "Utkarsh Nagar, T.P. Road",
  "label": false
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  "value": "",
  "label": false
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"landmark": {
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  "value": "",
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"wing": {
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"key": "wing",
"value": "",
"label": true
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"projectName": {
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  "value": "",
  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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"newSurveyNumber": {
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  "key": "newSurveyNumber",
  "value": "31B(Part), 35A(Part)",
  "label": true
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  "key": "hissaNo",
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  "label": true
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  "name": "CTS No.",
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  "value": "",
  "label": true
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  "key": "blockNo",
  "value": "",
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  "key": "selectNo",
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  "key": "municipalityWardNo",
  "value": "S - Ward",
  "label": true
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"khataNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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"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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  "name": "Police Station(P.S)",
  "key": "policeStation",
  "value": "",
  "label": false
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  "label": false
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  "status": true,
  "name": "Suburb",
  "key": "suburb",
  "value": "Bhandup (West)",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "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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  }
}
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"general": {
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  "label": "Sole Ownership"
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},
"populationGroupList": {
  "value": "Urban",
  "label": "Urban"
},
"townplanApprovedByList": {
  "value": "Slum_Rehabilitation_Authority",
  "label": "Slum Rehabilitation Authority"
},
"whetherCoveredUnderAnyState": {
  "value": "No",
  "label": "No"
},
"asPerActualAgreement": {
  "north": "Sainath Tower ",
  "west": "Jeevan Anand Apartment ",
  "south": "Jamil Nagar Road ",
  "east": "Slum Area "
},
"asPerDocumentAgreement": {
  "north": "Details not available ",
  "west": "Details not available ",
  "south": "Details not available ",
  "east": "Details not available "
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"unitBoundaries": {
  "asPerActual": {
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    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  }
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"isDisplay": false,
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},
"whichTheLocalityIsServed": {
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    "status": true
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  "taxies": {
    "title": "Taxies"
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  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
},
"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": "",
"classOfSanitary": {
  "value": "ordinary",
  "label": "Ordinary"
},
"compoundWall": "All external walls are 9\" thick and partition walls are 6\" thick."
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "As per actual site measurement, the Actual Carpet Area is 384.00 Sq. Ft.
(including Dry Balcony Area) is more than Carpet Area mentioned is the Society Letter
is 305.00 Sq. Ft. Hence, we are considered the area as per Society Letter for the
purpose of valuation. ",
  "depreciationPercentage": "",
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"depreciationRatioOfBuilding": "",
"salvageValue": "",
"depreciatedCostOfConstruction": "",
"depreciatedBuildingRate": ""
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"igrRate": {
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  "rate": "125950",
  "landRate": "60030",
  "igrImage": "cases/673c237ee077c54e532506fd/igr_1732179361534_Image.png",
  "squareMeterGuideLineRate": "125950.00",
  "squareFeetGuideLineRate": "11701.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "95",
  "rate": "11395.00",
  "squareFeetGuideLineRate": "11395.00",
  "squareMeterGuideLineRate": "122654.00"
},
"outgoingDetail": {
  "areaStatusList": {
    "value": "Medium",
    "label": "Medium"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "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 SRA norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
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"value": "Good",
"label": "Good"
},
"anyFavouringForExtraPotentialValue": "Located in developed area ",
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"siteMeasurement": {
"roof": {
"value": "rcc_Slab",
"label": "R. C. C. Slab"
},
"partitions": {
"value": "6\"_Thk._Brick_Masonry",
"label": "6\" Thk. Brick Masonery"
},
"waterTank": {
"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
"label": "Yes"
},
"carParking": "Stilt Car Parking Space",
"constructionWorkStatus": {
"value": "Completed",
"label": "Completed"
},
"asthetikLook": {
"value": "Plain_Looking",
"label": "Plain Looking"
},
"dateOfConstruction": {
"date": "1",
"month": "1",
"year": "2021",
"fullDate": "1/1/2021"
},
"planningArea": {
"value": "Residential",
"label": "Residential"
},
"typeOfStructure": {
"value": "R.C.C._Framed_Structure",
"label": "R.C.C. Framed Structure"
},
}
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
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},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
},
"protAgainstNatDis": {
  "value": "Good",
  "label": "Good"
},
"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "value": "1",
  "label": "Yes"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenancelssues": {
  "value": "1",
  "label": "Yes"
},
"visibleDamageInBuilding": {
  "value": "1",
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"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,
"totalLifeBuilding": "60",
"estimatedAge": "57",
"ageOfBuilding": "3",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "23",
"flatFloorNo": "3",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "335.50",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/673c237ee077c54e532506fd/
routeMap_1732184538263_Image.png",
    "routeLat": "19.147611",
    "routeLng": "72.926528",
    "stationName": "2.00 Km.",
    "routeDistance": "Bhandup",
    "routeStation": {
      "value": "Railway_Station",
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    "label": "Railway Station"
  }
},
"finalLatLng": {
  "coordinates": [
    0,
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  ],
  "type": "Point"
},
"showLocation": {
  "latlng": false,
  "finallatlng": false
},
"locationMapImg": [
  {
    "id": "3vk13l",
    "name": "3vk13l",
    "image": "cases/673c237ee077c54e532506fd/
routeMap_1732184361604_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "940800.00",
    "depreciationPercentage": "0",
    "depreciatedCostOfConstruction": "0.00",
    "totalFairMarketValue": "5490000.00"
  },
  "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",
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  "totalinteriorDecorationsRate": "0",
  "electricityDepositsQty": "0",
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"totalelectricityDepositsRate": "0",
"extraCollapsibleGatesQty": "0",
"extraCollapsibleGatesRate": "0",
"totalextraCollapsibleGatesRate": "0",
"potentialValueQty": "0",
"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
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"finaltotal": "5490000.00",
"finalValue": "5490000.00",
"distressValuePercentage": "80",
"realizableValuePercentage": "90",
"bookValueDocument": null,
"purchaseValueDocument": null,
"bookValue": "0"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
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"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
},
"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": "",
  "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": {
  "finalGuidelineValue": "3823023.00",
  "selectedBuildUpValue": "335.50",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
      "status": false,
      "_id": "673c5369572e264e52149e59",
      "name": "externallmg_1732006752836_1732006747272_image_3.jpeg",
      "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006752836_1732006747272_image_3.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
      "status": false,
      "_id": "673c5369572e264e52149e59",
      "name": "externallmg_1732006752836_1732006747272_image_3.jpeg",
      "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006752836_1732006747272_image_3.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "673c5369572e264e52149e5d",
      "name": "externallmg_1732006756205_1732006747272_image_7.jpeg",
      "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006756205_1732006747272_image_7.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "673c5369572e264e52149e5c",
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    "name": "externallmg_1732006755417_1732006747272_image_6.jpeg",
    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006755417_1732006747272_image_6.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "673c539de077c54e5325523c",
    "name": "externallmg_1732006791376_1732006786617_image_2.jpeg",
    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006791376_1732006786617_image_2.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "673c539de077c54e5325523a",
    "name": "externallmg_1732006788755_1732006786617_image_0.jpeg",
    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006788755_1732006786617_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "673c539de077c54e5325523d",
    "name": "externallmg_1732006794202_1732006786617_image_3.jpeg",
    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006794202_1732006786617_image_3.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "673c539de077c54e5325523e",
    "name": "externallmg_1732006796029_1732006786617_image_4.jpeg",
    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006796029_1732006786617_image_4.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "673c539de077c54e53255242",
    "name": "externallmg_1732006801627_1732006786617_image_8.jpeg",
    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006801627_1732006786617_image_8.jpeg",
    "orientation": "portrait"
  },
  {

```

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    "status": false,
    "_id": "673c539de077c54e53255247",
    "name": "externallmg_1732006810381_1732006786617_image_13.jpeg",
    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006810381_1732006786617_image_13.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "673c539de077c54e53255248",
    "name": "externallmg_1732006811608_1732006786617_image_14.jpeg",
    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006811608_1732006786617_image_14.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "673c5369572e264e52149e57",
    "name": "externallmg_1732006751160_1732006747272_image_1.jpeg",
    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006751160_1732006747272_image_1.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "673c5369572e264e52149e5a",
    "name": "externallmg_1732006753960_1732006747272_image_4.jpeg",
    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006753960_1732006747272_image_4.jpeg",
    "orientation": "portrait"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "16387.00",
    "max": "20447.00"
  },
  "builtUpRateRange": {
    "min": "14898.00",
    "max": "18588.00"
  },
  "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",
    "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": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
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}
},
"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": "305.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "673c237ee077c54e532506fd",
"ownerName": "Mr. Ashok Sitaram Aher",
"ownerPhoneNo": "9867264091",
"appAddress": "Flat no. 306, Sarthak SRA CHS, Utkarsh Nagar, Bhandup West ",
"remark": "Urgent Visit Today ",
"documents": [
  {
    "documentType": {
      "value": "60ae1246aa6d152c1801b2e5",
      "label": "Allotment Letter"
    }
  },
  "inputs": {
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"documentDate": "01/02/2021",
"from": {
  "value": "Developers",
  "label": "Developers"
},
"Developers": "Slum Rehabilitation Authority",
"to": {
  "value": "Allottee",
  "label": "Allottee"
},
"Allottee": "Mr. Ashok Sitaram Aher"
},
"isHardCopy": false,
"displayStatus": true,
"id": "565238",
"path": "cases/673c237ee077c54e532506fd/
document_1731994401479_1731994398305_allotment_letter_.pdf",
"fileName": "document_1731994401479_1731994398305_allotment_letter_.pdf"
},
{
  "documentType": {
    "label": "Share Certificate ",
    "value": "60ae1264aa6d152c1801b371"
  },
  "inputs": {
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "6 dated 06.03.2023 in the name of Mr. Ashok Sitaram Aher issued by
Sarathak S.R.A. Co-Op. Hsg. Sco. Ltd."
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "488627",
  "path": "cases/673c237ee077c54e532506fd/
document_1731994449784_1731994446320_Share_certificate_.pdf",
  "fileName": "document_1731994449784_1731994446320_Share_certificate_.pdf"
},
{
  "documentType": {
    "value": "60ae1250aa6d152c1801b316",
    "label": "Part Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "25/10/2021",
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"nameOfApprovingAuthority": {
  "value": "Slum_Rehabilitation_Authority_(SRA)",
  "label": "Slum Rehabilitation Authority (SRA)"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": "SRA / ENG / 3912 / S / PL / AP"
},
"isHardCopy": false,
"displayStatus": true,
"id": "284937",
"path": "cases/673c237ee077c54e532506fd/
document_1731994474199_1731994471361_Sarthak_Rehab_OC.pdf",
"fileName": "document_1731994474199_1731994471361_Sarthak_Rehab_OC.pdf"
},
{
  "documentType": {
    "value": "60ae1252aa6d152c1801b31d",
    "label": "Society Letter"
  },
  "inputs": {
    "remark": " dated 21.11.2024 in the name of Mr. Ashok Sitram Aher issued by
Sarathak S.R.A. Co-Op. Hsg. Sco. Ltd\n"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "774360",
  "path": "cases/673c237ee077c54e532506fd/
document_1732179137708_59671.pdf",
  "fileName": "document_1732179137708_59671.pdf"
}
],
"caseNumber": "012451",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "917181",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Tue Nov 19 2024 05:34:54 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
```

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"name": "Mr. Ashok Sitaram Aher",
"phone": "9867264091",
"ownershipShare": "",
"email": "",
"id": "850348"
}
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "191397",
  "name": "Living Room",
  "length": "13.00",
  "length1": "13",
  "length2": "0",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "104.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "104.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "7.00",
  "length1": "7",
  "length2": "00",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "30.92",
  "images": [],
  "extraAreas": [],
  "finalArea": "30.92"
},
}
```

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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "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": "3",
  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "80.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "80.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "4.83",
  "length1": "4",
  "length2": "10",
```

```
"width": "3.25",
"width1": "3",
"width2": "3",
"totalArea": "15.71",
"images": [],
"extraAreas": [],
"finalArea": "15.71"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.00",
  "length1": "10",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "80.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "80.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "3.42",
  "width1": "3",
  "width2": "5",
  "totalArea": "17.08",
  "images": [],
  "extraAreas": [],
  "finalArea": "17.08"
},
{
  "measurementType": {
```



```
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Store Room",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "4.00",
  "width1": "4",
  "width2": "00",
  "totalArea": "12.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "12.00"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    },
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "0",
    "length": "7.00",
    "length1": "7",
    "length2": "00",
    "width": "3.00",
    "width1": "3",
    "width2": "00",
    "totalArea": "21.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "21",
    "percentageBeforeTotal": "21.00",
    "percentage": "100"
  }
],
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"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1252aa6d152c1801b31d",
      "label": "Society Letter"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "selectAreaTypeDocument": "Carpet",
    "squareMeterArea": "28.34",
    "totalAreaDocument": "305",
    "docBultupPercentage": "10",
    "docFinalBultUp": "335.50",
    "docFinalBultUpSquareMeter": "31.17",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0.00",
    "docFinalSaleableSquareMeter": "0.00",
    "id": "754072"
  }
],
"images": [],
"indicatorArr": [
  {
    "carpetArea": {
      "area": "269.00",
      "squareMeterArea": "24.99",
      "expectedRate": "20446.10",
      "percentage": ""
    },
    "bultUpArea": {
      "area": "295.90",
      "squareMeterArea": "27.49",
      "expectedRate": "18587.36",
      "percentage": "10"
    },
    "saleableArea": {
      "area": "",
      "squareMeterArea": "0.00",
      "expectedRate": "0.00",
      "percentage": ""
    }
  },
  "printInReport": true,
  "_id": "673ef5c3572e264e521537f4",
```

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"property": "Flat",
"area": "269",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "5500000",
"expectedRate": "20446.10",
"builtUpExpectedRate": "18587.36",
"image": "cases/673c237ee077c54e532506fd/
indicator_1732179174547_Image.png",
"squareMeter": "24.99",
"id": "534589"
},
{
"carpetArea": {
"area": "300.00",
"squareMeterArea": "27.87",
"expectedRate": "20000.00",
"percentage": ""
},
"builtUpArea": {
"area": "330.00",
"squareMeterArea": "30.66",
"expectedRate": "18181.82",
"percentage": "10"
},
"saleableArea": {
"area": "",
"squareMeterArea": "0.00",
"expectedRate": "0.00",
"percentage": ""
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"saleablePercentage": "0",
"rateType": "price_Indicator",
"areaType": "Carpet",
"floor": "",
"source": "Nobroker.com",
"expectedPrice": "6000000",
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"expectedRate": "20000.00",
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"image": "cases/673c237ee077c54e532506fd/
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"id": "961259"
},
{
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    "squareMeterArea": "18.30",
    "expectedRate": "16387.00",
    "percentage": ""
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  "builtUpArea": {
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    "squareMeterArea": "20.13",
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    "percentage": "10"
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  "saleableArea": {
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    "expectedRate": "0.00",
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  "floor": "",
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  "expectedRate": "16387.00",
  "builtUpExpectedRate": "14897.27",
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  "id": "552915"
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    "percentage": ""
  },
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    "squareMeterArea": "33.01",
    "expectedRate": "15200.24",
    "percentage": "10"
  },
  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "floor": "",
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  "expectedPrice": "5400646.00",
  "expectedRate": "16720.27",
  "builtUpExpectedRate": "15200.24",
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  "squareMeter": "30.01",
  "id": "123759"
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    "orientation": "portrait"
  },

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  "orientation": "portrait"
},
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  "type": "EXTERNAL_IMAGES",
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  "orientation": "portrait"
},
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  "orientation": "portrait"
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  "orientation": "portrait"
},
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  "name": "externallmg_1732006754585_1732006747272_image_5.jpeg",
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},
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    "orientation": "landscape"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006758574_1732006747272_image_10.jpeg",
    "orientation": "portrait"
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  {
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},
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  "orientation": "portrait"
},
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  "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006797490_1732006786617_image_5.jpeg",
    "orientation": "portrait"
  },
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    "path": "cases/673c237ee077c54e532506fd/
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    "orientation": "landscape"
  },
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    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006800441_1732006786617_image_7.jpeg",
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    "status": false,
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    "orientation": "portrait"
  },
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    "status": false,
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    "path": "cases/673c237ee077c54e532506fd/
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    "orientation": "portrait"
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    "path": "cases/673c237ee077c54e532506fd/
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    "orientation": "landscape"
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    "orientation": "portrait"
  },
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externallmg_1732006811608_1732006786617_image_14.jpeg",
    "orientation": "portrait"
  },
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    "orientation": "portrait"
  },
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    "path": "cases/673c237ee077c54e532506fd/
externallmg_1732006727227_1732006719486_image_1.jpeg",
    "orientation": "portrait"
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    "path": "cases/673c237ee077c54e532506fd/
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    "orientation": "portrait"
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    "filename": "1732179382586_ARea__soc_ltr.jpeg",
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processingDocuments/1732179382586_ARea__soc_ltr.jpeg",
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    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
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    "filename": "1732179382590_cosmos__calculation__aher.xlsx",
    "path": "cases/673c237ee077c54e532506fd/
processingDocuments/1732179382590_cosmos__calculation__aher.xlsx",
    "size": "16799",
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    "filename": "1732179382593_igr1.pdf",
    "path": "cases/673c237ee077c54e532506fd/
processingDocuments/1732179382593_igr1.pdf",
    "size": "132385",
    "createdAt": "Thu Nov 21 2024 08:56:22 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
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    "filename": "1732179382598_igr2.pdf",
    "path": "cases/673c237ee077c54e532506fd/
processingDocuments/1732179382598_igr2.pdf",
    "size": "139216",
    "createdAt": "Thu Nov 21 2024 08:56:22 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1732179382616_igr3.pdf",
    "path": "cases/673c237ee077c54e532506fd/
processingDocuments/1732179382616_igr3.pdf",
    "size": "137871",
    "createdAt": "Thu Nov 21 2024 08:56:22 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "5fc78e26625ecd20ec1f88e9"
  },
  {
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    "filename": "1732179382622_igr4.pdf",
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processingDocuments/1732179382622_igr4.pdf",
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  "path": "cases/673c237ee077c54e532506fd/
processingDocuments/1732179382646_Reference_report.pdf",
  "size": "1305697",
  "createdAt": "Thu Nov 21 2024 08:56:22 GMT+0000 (Coordinated Universal Time)",
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processingDocuments/1732179382670_Summary__aher.xlsx",
  "size": "1777729",
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  {
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      "role": "MAKER+CHECKER",
      "firstName": "Vaishali",
      "lastName": "Sarmalkar",
      "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
    },
    "workType": "RATE_VERIFY",
    "display": true,
    "status": true,
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    "note": "Area is not mentioned in the docs.",
    "taskId": "673c254ee077c54e53250b6b",
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    "role": "MAKER+CHECKER",
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    "lastName": "Sarmalkar",
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  },
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  "status": true,
  "_id": "673f0fedd1078a4ea7f814c6",
  "note": "Hold by bank",
  "taskId": "673f0bdbd1078a4ea7f80a72",
  "createdAt": "2024-11-21T10:48:13.354Z"
},
{
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    "role": "FRONTDESK",
    "firstName": "Rashmi",
    "lastName": "Jadhav",
    "profilePhoto": "users/64cde526dc9f3034f3fefa49/
profilePhoto_1696055325842_Rashmi_2.jpeg"
  },
  "workType": "MAKER",
  "display": true,
  "status": true,
  "_id": "67401b2fd1078a4ea7f87ad7",
  "note": "Revised (Task Reopen)",
  "taskId": "673ef5c7572e264e52153800",
  "createdAt": "2024-11-22T05:48:31.020Z"
}
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"createdAt": "2024-11-19T05:34:54.206Z",
"updatedAt": "2024-11-22T06:26:25.170Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 306, 3rd Floor, Sarthak S.R.A. Co-Op. Hsg. Sco.
Ltd., Utkarsh Nagar, T.P. Road, Village - Kanjur, Municipality Ward No. S - Ward,
Bhandup (West), Taluka - Kurla, District - Mumbai Suburban, Mumbai, PIN - 400 078,
State - Maharashtra, Country - India",
"updatedBy": "627221f4afd7d55eddeddcb4",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
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"contactPersonName": "Mr. Ashok Sitaram Aher",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"rerald": "",
"siteVisitContactNo": "9867264091",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Society Letter",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 305.00",
"flatRate": "18000",
"landOtherRate": "15200",
"shopDetails": {
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  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"carpetTotal": "363.71",
"extendOfSiteRemark": "",
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"finalCarpetArea": "384.71",
"finalSalableArea": "465.50",
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"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 364.00\nDry Balcony Area Sq.
Ft. = 21.00\n\n",
"toBeAdded": "",
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Passage + 2 Toilet +
Store Room",
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"otherCompositionCarpetTotal": "21.00",
"otherCompositionSaleableTotal": "0.00",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
  },
}
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  "lessorName": "",
  "lesseeName": "",
  "leasePremium": "",
  "leaseRent": "",
  "leasePeriod": 0,
  "leaseFrom": "",
  "leaseTo": "",
  "remainingLeasePeriod": 0,
  "leaseDate": ""
}
},
"reportGeneratedDate": "Thu Nov 21 2024 09:43:16 GMT+0000 (Coordinated
Universal Time)",
"siteVisitDate": "2024-11-18"
}

```

Name	Length	Width	Total
Composition :			
Living Room	13'0"	8'00"	104.00
Kitchen	7'00"	4'5"	30.92
Passage	8'00"	3'00"	24.00
Bedroom	10'00"	8'00"	80.00
Toilet	4'10"	3'3"	15.71
Bedroom	10'00"	8'00"	80.00
Toilet	5'00"	3'5"	17.08
Store Room	3'00"	4'00"	12.00
Other Composition :			
Dry Balcony Area	7'00"	3'00"	21.00