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{
  "typeOfReport": {
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    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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  "purposeOfValuation": {
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  "masterTypeOfPurpose": {
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    "value": "Non_SARFAESI"
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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Dinesh",
    "type": "CREDITOFFICER",
    "_id": "661790eb834794131c1f0f1b",
    "lastName": "SSL",
    "mobileNo": "",
    "workMobileNo": "9082173552",
    "email": "dinesh.pal@saurab.org"
  },
  "fees": {
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    "expectedFees": null,
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  "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"
},
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  "name": "State Bank of India",
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  "initial": "SBI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "000215",
  "type": "BRANCH",
  "name": "RACPC Sion ",
  "email": "racpc.sion@sbi.co.in",
  "mobileNo": "02225046265",
  "alternateMobileNo": "",
  "address": "B-603 & 604, Kohinoor City, Commercial-1, 6th Floor, Kirol Road, Off
L.B.S. Marg, Kurla (West), Mumbai, Pin Code - 400 070, State - Maharashtra, Country -
India.",
  "ledgerName": "",
  "fax": "",
  "sendStructuralCertificate": "0"
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  "label": "Land & Building / Immovable Property"
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"propertyType": {
  "label": "Residential",
  "value": "Residential"
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"staff": {
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  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
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  "_id": "648fcad91b499c2d52dc86f3",
  "role": "SITEENGINEER",
  "firstName": "Barkat",
  "email": "barkathodekar68@gmail.com",
  "lastName": "Hodekar",
  "mobileNo": "8879011615",
  "designation": "Site Engg",
  "shortName": "Barkat",
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  "firstName": "Vinita",
  "email": "vinita.surve@vastukala.org",
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"lastName": "Surve",
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"designation": "",
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{
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{
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"role": "VALUER",
"firstName": "Manoj",
"email": "manoj@vastukala.org",
"lastName": "Chalikwar",
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"designation": "Registered Valuer",
"registrationNo": [
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    "title": {
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    "_id": "60af80072ffdf65bcd658651",
    "number": "IBBI/RV/07/2018/10366"
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    "number": "CAT-I-F-1763"
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      "label": "Chartered Engineer"
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    "number": "AM161706-3"
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"fatherName": "Baburao"
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      "dateTime": "2024-11-25",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-11-25",
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      "dateTime": "2024-11-26",
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"compositionFlatType": {
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    "value": "India",
    "label": false
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    "value": "Chembur",
    "label": true
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    "label": false
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    "value": "",
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  "label": true
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  "value": "",
  "label": false
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  "value": "",
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  "key": "projectName",
  "value": "",
  "label": false
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  "label": true
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"newSurveyNumber": {
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  "label": true
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  "value": "853(pt), 853/15 to 22",
  "label": true
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  "value": "",
  "label": true
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  "value": "503",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "value": "",
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "value": "",
  "label": true
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  "label": false
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  "value": "",
  "label": false
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"value": "R.C.C._slab",
"label": "R.C.C. slab"
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"label": "Teak wood door frame with flush shutters"
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"windows": {
"value": "Powder_coated_Aluminum_sliding_windows",
"label": "Powder coated Aluminum sliding windows"
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"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": {
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"general": {
"ownership": {
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"label": "Joint Ownership"
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"value": "MiddleClass",
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"populationGroupList": {
"value": "Urban",
"label": "Urban"
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"townplanApprovedByList": {
"value": "MCGM",
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"whetherCoveredUnderAnyState": {
"value": "No",
"label": "No"
}
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"asPerActualAgreement": {
  "north": "Kandhari Colony - Plot No. 78 to 81",
  "west": "Building",
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  "east": "2nd Road"
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  "west": "CTS No. 853 (pt) (As per RERA)",
  "south": "CTS No. 853 (pt) (As per RERA)",
  "east": "Road No. 2 (As per RERA)"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "Marginal Space",
    "east": "Marginal Space",
    "south": "Passage",
    "west": "Lift"
  },
  "asPerDocument": {
    "north": "Information not available",
    "east": "Information not available",
    "south": "Information not available",
    "west": "Information not available"
  },
  "isDisplay": true,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses"
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  "taxies": {
    "title": "Taxies"
  },
  "auto": {
    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "Copy of Approved Building Plan No. CHE/ES/0547/
M/377(NEW) dated 07.11.2023 issued by Municipal Corporation of Greater Mumbai.",
"approvePlanVerified": "N.A.",
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"empanelledOfApprovePlan": "No",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
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  "documentsBuildingBoundaries": []
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"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "",
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  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "185190",
  "landRate": "92500",
  "igrImage": "cases/67444fdb077c54e53287ee0/igr_1732706035586_Image.png",
  "squareMeterGuideLineRate": "194450.00",
  "squareFeetGuideLineRate": "18065.00"
},
"igrFinalRate": {
  "floorRatePercentage": "5",
  "depreciationPercentage": "0",
  "rate": "185190.00",
  "squareMeterGuideLineRate": "194450.00",
  "squareFeetGuideLineRate": "18065.00"
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"outgoingDetail": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
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    "label": "Residential Purpose"
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  "propertyOccupiedByList": {
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"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"monthlyRent": "Rs. 75,000/- (Expected rental income per month with fully furnished
after completion of construction works)",
"assessmentNo": "Building Under Construction",
"taxPaidHolderName": "Building Under Construction",
"taxAmount": "Building Under Construction",
"electricityServiceConnectionNo": "Building Under Construction",
"meterCardHolderName": "Building Under Construction",
"undividedAreaOfLandAsPerSaleDeed": "Information not available",
"floorSpaceIndex": "As per MCGM norms",
"tenantName": "",
"maintenanceOfFlat": "Building Under Construction"
},
"marketability": {
"marketabilityList": {
"value": "Good",
"label": "Good"
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"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
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"siteMeasurement": {
"roof": {
"value": "R.C.C._slab",
"label": "R.C.C. slab"
},
"partitions": {
"value": "Proposed_6\"_Thk._Brick_Masonry",
"label": "Proposed 6\" Thk. Brick Masonry"
},
"waterTank": {
"value": "Proposed_Municipal_Water_Supply",
"label": "Proposed Municipal Water Supply"
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"pavementLaid": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
},
"carParking": "Proposed Covered Parking Space",
"constructionWorkStatus": {
"value": "InProgress",
"label": "Under Construction"
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"asthetikLook": {
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"value": "Proposed_Plain_Looking",
"label": "Proposed Plain Looking"
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"dateOfConstruction": {
  "date": "",
  "month": "1",
  "year": "2025",
  "fullDate": "1/1/2025"
},
"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",
  "label": "Good"
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"materialUsedList": {
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  "label": "Information Not Available"
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"buildingSpecification": {
  "value": "Proposed_Standard",
  "label": "Proposed Standard"
},
"structuralSafety": {
  "value": "Building_Under_Construction",
  "label": "Building Under Construction"
},
"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"sewerageSystem": {
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  "label": "Proposed Connected to Municipal Sewerage System "
},
"walls": {
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"value": "Proposed,_Yes",
"label": "Proposed, Yes"
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"appearanceOfTheBuilding": {
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"label": "Building Under Construction"
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"maintenanceOfTheBuilding": {
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"maintenanceIssues": {
"value": "Building_Under_Construction",
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"visibleDamageInBuilding": {
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"label": "Building Under Construction"
},
"systemOfAirConditioning": {
"value": "Building_Under_Construction",
"label": "Building Under Construction"
},
"provisionOfFirefighting": {
"value": "Proposed,_Yes",
"label": "Proposed, Yes"
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"groundStilt": {
"value": "stilt",
"label": "Stilt"
},
"yearOfConstructionAsPer": {
"value": "as_per_site_information",
"label": "As per site information"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "0",
"ageOfBuilding": "0",
"noOfBasement": "2",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "14",
"flatFloorNo": "5",
"noOfLifts": "2",
"noOfDwellingUnitsInBuilding": "3"
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"finalPlinthArea": {
  "area": "1115.40",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
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"routeMap": {
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    "routeMapImg": "cases/67444fdbe077c54e53287ee0/
routeMap_1732710498876_Image.png",
    "routeLat": "19.060972",
    "routeLng": "72.901778",
    "stationName": "Chembur",
    "routeDistance": "270m",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
      0,
      0
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    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "xy7hem",
      "name": "xy7hem",
      "image": "cases/67444fdbe077c54e53287ee0/
routeMap_1732710114065_Image.png"
    }
  ]
},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  }
}
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},
"wardrobesRate": "0",
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"showcasesRate": "0",
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"distressValuePercentage": "80",
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"outward": {
  "status": true,
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  "date": "Thu Nov 28 2024 04:57:39 GMT+0000 (Coordinated Universal Time)",
  "number": "2309239",
  "dayCount": "4",
  "monthCount": "324",
  "generatedBy": "60f9147bf3dd69653a591e8c",
  "datetime": "2024-11-28T04:57:39.000Z"
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"rateVerify": {
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  "rccFootingFoundation": {
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    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "Complete",
    "percentage": "5",
    "isHideFloor": false,
    "status": true
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "18",
    "percentage": "40",
    "isHideFloor": false,
    "status": true
  },
  "internalBrickWork": {
    "label": "Internal Brick Work",
    "floorsCompleted": "18",
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    "isHideFloor": false,
    "status": true
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  "externalBrickWork": {
    "label": "External Brick Work",
    "floorsCompleted": "18",
    "percentage": "7.00",
    "isHideFloor": false,
    "status": true
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    "label": "Internal Plastering",
    "floorsCompleted": "18",
    "percentage": "3.50",
    "isHideFloor": false,
    "status": true
  },
  "externalPlastering": {
    "label": "External Plastering",
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"floorsCompleted": "18",
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"isHideFloor": false,
"status": true
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  "percentage": "2.50",
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  "status": true
},
"window": {
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  "floorsCompleted": "18",
  "percentage": "2.50",
  "isHideFloor": false,
  "status": true
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  "isHideFloor": false,
  "status": true
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  "floorsCompleted": "18",
  "percentage": "1.50",
  "isHideFloor": false,
  "status": true
},
"externalPainting": {
  "label": "External Painting",
  "floorsCompleted": "18",
  "percentage": "1.50",
  "isHideFloor": false,
  "status": true
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"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
  "floorsCompleted": "18",
  "percentage": "5.00",
  "isHideFloor": false,
  "status": true
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"liftInstallation": {
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  "percentage": "2.00",
  "isHideFloor": false,
  "status": true
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "96.00",
  "isHideFloor": true,
  "status": true
}
},
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  "selectedBuildUpValue": "1115.40",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
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      "path": "cases/67444fdbe077c54e53287ee0/externallmg_1732709851874_externallmg_1732685217466_1732685129250_image_18.jpeg",
      "orientation": "portrait"
    }
  ]
}
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],
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  {
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250_image_17.jpeg",
    "path": "cases/67444fdb077c54e53287ee0/externallmg_1732709851857_externa
llmg_1732685213786_1732685129250_image_17.jpeg",
    "orientation": "portrait"
  }
],
"externalPhotos": [
  {
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    "_id": "67470ddc520246c6c062b5f7",
    "name": "externallmg_1732709851879_externallmg_1732685227137_1732685129
250_image_19.jpeg",
    "path": "cases/67444fdb077c54e53287ee0/externallmg_1732709851879_externa
llmg_1732685227137_1732685129250_image_19.jpeg",
    "orientation": "portrait"
  }
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
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    "_id": "67470dcbe077c54e532a8ec7",
    "name": "Living Room",
    "path": "cases/67444fdb077c54e53287ee0/externallmg_1732709835057_externa
llmg_1732685138611_1732685129250_image_0.jpeg",
    "orientation": "portrait"
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  {
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    "_id": "67470dcbe077c54e532a8ec8",
    "name": "Living Room",
    "path": "cases/67444fdb077c54e53287ee0/externallmg_1732709835061_externa
llmg_1732685145098_1732685129250_image_1.jpeg",
    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
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    "path": "cases/67444fdbe077c54e53287ee0/externallmg_1732709835090_externa
llmg_1732685169315_1732685129250_image_6.jpeg",
    "orientation": "portrait"
  },
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    "status": false,
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    "name": "Living Room",
    "path": "cases/67444fdbe077c54e53287ee0/externallmg_1732709851836_externa
llmg_1732685204193_1732685129250_image_15.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67470ddc520246c6c062b5f2",
    "name": "Living Room",
    "path": "cases/67444fdbe077c54e53287ee0/externallmg_1732709851833_externa
llmg_1732685198697_1732685129250_image_14.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67470ddc520246c6c062b5ee",
    "name": "Living Room",
    "path": "cases/67444fdbe077c54e53287ee0/externallmg_1732709851801_externa
llmg_1732685183165_1732685129250_image_10.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67470ddc520246c6c062b5f0",
    "name": "Living Room",
    "path": "cases/67444fdbe077c54e53287ee0/externallmg_1732709851817_externa
llmg_1732685189521_1732685129250_image_12.jpeg",
    "orientation": "portrait"
  }
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},
"indicatorRange": {
  "carpetRateRange": {
    "min": "23351.00",
    "max": "26553.00"
  },
  "builtUpRateRange": {
    "min": "21228.00",
    "max": "24140.00"
  }
}
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},
"saleableRateRange": {
  "min": "0.00",
  "max": "0.00"
}
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"detailsOfValuation": {
  "presentValueOfFlat": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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  "wardrobes": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
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    "isEditable": true
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "superfineFinish": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  }
}
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},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
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"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": "1014.00",
"empanelmentNo": [
  "SME/TCC/38/IBBI/3"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "DELIVERED",
"paymentStatus": "RECEIVED",
"invoiceIds": [],
"paymentIds": [
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"_id": "67444fdbe077c54e53287ee0",
"ownerName": "Tattva & Mittal Corporation Private Limited",
"ownerPhoneNo": "8369528461",
"appAddress": "Flat no. 503, 5th Floor, Amltas Residency, Chembur East ",
"remark": "",
"documents": [
  {
    "documentType": {
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"value": "60ae1256aa6d152c1801b330",
"label": "Draft Agreement for sale"
},
"inputs": {
  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "Tattva & Mittal Corporation Private Limited",
  "to": {
    "value": "Allottee",
    "label": "Allottee"
  },
  "Allottee": "Seema Devendra Jain & Devendra Phoolchand Jain"
},
"isHardCopy": false,
"displayStatus": true,
"id": "893735",
"path": "cases/67444fdbe077c54e53287ee0/document_1732530131694_1732530129561_503_Draft_Agreement_Devendra_Jain.pdf",
"fileName": "document_1732530131694_1732530129561_503_Draft_Agreement_Devendra_Jain.pdf"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "31/08/2017",
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " P51800010534"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "790083",
  "path": "cases/67444fdbe077c54e53287ee0/document_1732712726674_P51800010534.pdf",
  "fileName": "document_1732712726674_P51800010534.pdf"
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    "label": "Commencement Certificate"
  },
  "inputs": {
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    "nameOfApprovingAuthority": {
      "value": "Bhiwandi_Nizampur_Municipal_Council",
      "label": "Bhiwandi Nizampur Municipal Council"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CHE/ES/0547/M/377(NEW)/FCC/1/Amend"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "311838",
  "path": "cases/67444fdbe077c54e53287ee0/document_1732712904359_CC.pdf",
  "fileName": "document_1732712904359_CC.pdf"
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{
  "documentType": {
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    "label": "Approved Building Plan"
  },
  "inputs": {
    "documentDate": "07/11/2023",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": " CHE/ES/0547/M/377(NEW)"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "id": "337571",
  "path": "cases/67444fdbe077c54e53287ee0/
document_1732713206276_Final_Plan.pdf",
  "fileName": "document_1732713206276_Final_Plan.pdf"
}
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"caseNumber": "012573",
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"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
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    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Nov 25 2024 10:22:19 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Tattva & Mittal Corporation Private Limited",
    "phone": "8369528461",
    "ownershipShare": "",
    "email": "",
    "id": "505482"
  }
],
"proposePurchasers": [
  {
    "name": "Seema Devendra Jain",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  },
  {
    "name": "Devendra Phoolchand Jain",
    "phone": "",
    "email": "",
    "ownershipShare": ""
  }
],
"siteInspection": [],
"composition": [
  {
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      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "10",
    "name": "Living Room",
    "length": "",
    "length1": "21",
    "length2": "5",
    "width": "",
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"width2": "5",
"totalArea": "287.34",
"images": [],
"finalArea": "287.34",
"extraAreas": []
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "16.00",
  "length1": "16",
  "length2": "00",
  "width": "11.00",
  "width1": "11",
  "width2": "00",
  "totalArea": "176.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "176.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Toilet",
  "length": "5.00",
  "length1": "5",
  "length2": "00",
  "width": "8.00",
  "width1": "8",
  "width2": "00",
  "totalArea": "40.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "40.00"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
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  "name": "Passage",
  "length": "4.42",
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  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "4.42",
  "images": [],
  "extraAreas": [],
  "finalArea": "4.42"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Kitchen",
  "length": "10.50",
  "length1": "10",
  "length2": "6",
  "width": "7.08",
  "width1": "7",
  "width2": "1",
  "totalArea": "74.37",
  "images": [],
  "extraAreas": [],
  "finalArea": "74.37"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "12.00",
  "length1": "12",
  "length2": "00",
  "width": "11.00",
  "width1": "11",
  "width2": "00",
  "totalArea": "132.00",
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"images": [],
"extraAreas": [],
"finalArea": "132.00"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "Toilet",
  "length": "7.75",
  "length1": "7",
  "length2": "9",
  "width": "4.17",
  "width1": "4",
  "width2": "2",
  "totalArea": "32.29",
  "images": [],
  "extraAreas": [],
  "finalArea": "32.29"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "10.08",
  "length1": "10",
  "length2": "1",
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  "width1": "12",
  "width2": "5",
  "totalArea": "125.20",
  "images": [],
  "extraAreas": [],
  "finalArea": "125.20"
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  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "8",
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"name": "Passage",
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"width2": "2",
"totalArea": "25.68",
"images": [],
"extraAreas": [],
"finalArea": "25.68"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "9",
  "name": "Toilet",
  "length": "7.17",
  "length1": "7",
  "length2": "2",
  "width": "4.42",
  "width1": "4",
  "width2": "5",
  "totalArea": "31.65",
  "images": [],
  "extraAreas": [],
  "finalArea": "31.65"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae1256aa6d152c1801b330",
      "label": "Draft Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "425526",
    "selectAreaTypeDocument": "Carpet",
    "totalAreaDocument": "1014",
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"squareMeterArea": "94.2",
"docFinalBuiltUp": "1115.4",
"docFinalBuiltUpSquareMeter": "103.62",
"docBuiltupPercentage": "10",
"docSaleablePercentage": "0",
"docFinalSaleable": "0",
"docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "955.00",
    "squareMeterArea": "88.72",
    "expectedRate": "23350.79",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "1050.50",
    "squareMeterArea": "97.59",
    "expectedRate": "21227.99",
    "percentage": "10"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
  "_id": "6746ff4cd1078a4ea7fb58fd",
  "property": "Flat",
  "area": "955",
  "builtUpPercentage": "10",
  "saleablePercentage": "0",
  "rateType": "price_Indicator",
  "areaType": "Carpet",
  "floor": "",
  "source": "magic_bricks",
  "expectedPrice": "22300000",
  "expectedRate": "23350.79",
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  },
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mg_1732685169315_1732685129250_image_6.jpeg",
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mg_1732685187566_1732685129250_image_11.jpeg",
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  "orientation": "landscape"
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    "orientation": "portrait"
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    "path": "cases/67444fdbe077c54e53287ee0/externalimg_1732709851836_external
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    "orientation": "portrait"
  },
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    "status": false,
    "_id": "67470ddc520246c6c062b5f4",
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    "path": "cases/67444fdbe077c54e53287ee0/externalimg_1732709851854_external
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    "orientation": "portrait"
  },
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mg_1732685213786_1732685129250_image_17.jpeg",
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    "path": "cases/67444fdbe077c54e53287ee0/externalimg_1732709851874_external
mg_1732685217466_1732685129250_image_18.jpeg",
    "orientation": "portrait"
  }
}
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},
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    "path": "cases/67444fdbe077c54e53287ee0/externalDocuments/1732773594810_V
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  },
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"gstNo": "18AABCT3518Q1ZZ",
"panNo": "ABCDE1234A",
"email": "vastukalamumbai@vastukala.com",
"phone": "9819670183",
"address": "121, 1 st Floor, Ackruti Star, Central Road, MIDC, Andheri (E),
Mumbai - 400 093",
"shortName": "VCIPL",
"type": "ORGANIZATION",
"city": "Mumbai",
"ownerEmail": "umang@vastukala.org",
"ownerName": "Umang Patel"
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    "size": "3738056",
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  },
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    "size": "1821947",
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  }
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},
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    "status": true,
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],
"createdAt": "2024-11-25T10:22:19.857Z",
"updatedAt": "2025-01-21T09:56:11.268Z",
"__v": 0,
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"fullAddress": "Residential Flat No. 503, 5th Floor, Amaltas Residency, Plot No. 79 &
80(pt), TPS - III, Kandhari Colony, 2nd Road, Village - Chembur, Taluka - Kurla, District
- Mumbai Suburban, Chembur (East), Mumbai, PIN - 400 071, State - Maharashtra,
India",
"updatedBy": "60f91b6f344e052188ffd1fc",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Afzal Sayyed",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "Seema Devendra Jain",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Sales Person",
"rerald": "",
"siteVisitContactNo": "9702619828",
```



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"buildingServicesRate": "3000",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Draft Agreement for sale",
"finalBuiltUpPercentage": "10",
"finalCarpetConvertToBuiltUpPer": "10",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 1014.00",
"flatRate": "25500",
"landOtherRate": "22500",
"shopDetails": {
  "typeOfShops": {
    "label": "Independent Building",
    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "3 Bedroom + Living Room + Kitchen + 3 Toilet + 2 Passage",
"carpetTotal": "928.9499999999999",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
"finalBuiltupArea": "1021.84",
"finalCarpetArea": "928.95",
"finalSalableArea": "1021.84",
"salablePercentage": "0",
"toBeAdded": "",
"extendOfSiteRemark": "All the above areas are within 9% of the Agreement for Sale Area. The above calculations and detailed measurements taken by us prove that the Agreement for Sale area is not exorbitantly inflated. Hence, valuation is prepared based on the Agreement for Sale area.",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"reportGeneratedDate": "Thu Nov 28 2024 12:05:55 GMT+0000 (Coordinated Universal Time)",
"siteVisitDate": "2024-11-26",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
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    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
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"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

```

<b>Name</b>	<b>Length</b>	<b>Width</b>	<b>Total</b>
Composition :			
Living Room	21'5"	13'5"	287.34
Bedroom	16'00"	11'00"	176.00
Toilet	5'00"	8'00"	40.00
Passage	4'5"	1'00"	4.42
Kitchen	10'6"	7'1"	74.37
Bedroom	12'00"	11'00"	132.00
Toilet	7'9"	4'2"	32.29
Bedroom	10'1"	12'5"	125.20
Passage	3'7"	7'2"	25.68
Toilet	7'2"	4'5"	31.65
Other Composition :			