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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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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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  "toAssess": {
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    "value": "Fair_Market_Value"
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  "creditOfficer": {
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    },
    "firstName": "Radha",
    "type": "CREDITOFFICER",
    "_id": "66c4391f0f117327db727593",
    "email": "bo4093@pnb.co.in",
    "lastName": "Chavan",
    "mobileNo": "",
    "workMobileNo": "9323971341"
  },
  "fees": {
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    "expectedFees": null,
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  "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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  "type": "BANK",
  "name": "Punjab National Bank",
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  "initial": "PNB",
  "remark": "Temp",
  "status": true
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  "name": "Ghatkopar (East) Branch",
  "email": "bo4093@pnb.co.in",
  "mobileNo": "25012060 ",
  "alternateMobileNo": "25012335",
  "address": "Siddhi Apart., Tilak Road, Ghatkopar (East), Mumbai - 400 077, State -
Maharashtra, Country - India. \r\n",
  "ledgerName": "",
  "fax": "25011351",
  "sendStructuralCertificate": "0"
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  "role": "PICKUPPERSON",
  "firstName": "Saurabh",
  "email": "saurabhvelonde143@gmail.com",
  "lastName": "Velonde",
  "mobileNo": "8691048846",
  "shortName": "SSV",
  "workWithDocumentMaker": "",
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  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "role": "MAKER + RATE VERFIER + CHEAKER",
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  "email": "shobha@vastukala.org",
  "lastName": "Kuperkar",
  "mobileNo": "9004134140",
  "designation": "",
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  "shortName": "SH",
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  "designation": "",
  "mobileNo": "9004134140",
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  "type": "EMPLOYEE",
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        "label": "Wealth Tax"
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    ],
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    "_id": "6084131a13f01f158c6ea1f3",
    "PANNo": "AEAPC7114Q",
    "role": "VALUER",
    "firstName": "Sharadkumar",
    "fatherName": "Baburao",
    "email": "cmd@vastukala.org",
    "lastName": "Chalikwar",
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    "designation": "CMD",
    "registrationNo": [
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  "value": "BANK"
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  "longitude": "72.99538715322271"
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  "coordinates": [
    72.99538715322271,
    19.1444199580343
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"siteVisit": {
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  "schedule": [
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    }
  ],
  "visitedDate": [
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      "remark": "MANUAL_IN_TASK"
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  "finalMeasurementType": "Sq. Ft.",
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  "state": {
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    "label": false
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  "key": "city",
  "value": "Navi Mumbai",
  "label": false
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  "value": "",
  "label": false
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  "key": "wing",
  "value": "C",
  "label": true
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  "key": "projectName",
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  "label": true
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  "value": "",
  "label": true
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  "label": false
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  "label": false
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  "key": "SRO",
  "value": "",
  "label": false
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  "label": false
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  "label": true
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    "value": "rcc_Slab"
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  "flooring": {
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    "label": "Partly Marble Flooring Partly Vitrified "
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
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    "label": "Aluminium Sliding Windows with window grills"
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  "fittings": {
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    "value": "Concealed_Plumbing_with_Conduit_&_Concealed_Electrical_wiring"
  },
  "finishing": {
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"value": "Urban"
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  "value": "NMMC",
  "label": "Navi Mumbai Municipal Corporation"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "Ram Kalu Sadek Marg",
  "west": "Wing - B",
  "south": "Internal Road",
  "east": "Wing - D"
},
"asPerDocumentAgreement": {
  "north": "15 M Wide Road ",
  "west": "20 M Wide Road ",
  "south": "Plot No. 43",
  "east": "Plot No. 43"
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"unitBoundaries": {
  "asPerActual": {
    "north": "Lift",
    "east": "Flat No. 104",
    "south": "Staircase ",
    "west": "Flat No. 102"
  },
  "asPerDocument": {
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    "east": "Details not available ",
    "south": "Details not available ",
    "west": "Details not available "
  },
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  "title": "Boundaries of The Flat"
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  "taxies": {
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  "auto": {
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    "title": "Auto"
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  "privateCars": {
    "title": "Private Cars"
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NRV / P.K. B - 1566 / 1731 / 04 Dated 29.05.2004 issued\nby Navi Mumbai Municipal
Corporation",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
"unauthorizedConstruction": "N.A.",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
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"compositeRate": {
  "remark": "As per site inspection, Actual Total Carpet area 843.00 Sq. Ft. (including
Balcony & Dry Balcony Area) is more than Carpet Area 735.00 Sq. Ft. mentioned in the
Agreement provided to us. Hence, we have considered area mentioned in the
Agreement for valuation purpose. Hence, to give proper weightage to the value of the
property, higher rate i.e., 16,000/- per Sq. Ft. on Built up is considered.",
  "depreciationPercentage": "31.499999999999996",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "15149.5",
  "depreciatedBuildingRate": "1849.5"
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"igrRate": {
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  "rate": "120500",
  "landRate": "42200",
  "igrImage": "cases/67541ffdc5a60c3e016f5587/igr_1737443657410_Image.png",
  "squareMeterGuideLineRate": "120500.00",
  "squareFeetGuideLineRate": "11195.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",

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"depreciationPercentage": "78",
"rate": "9594.00",
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},
"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
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  "propertyTypeOfUseList": {
    "label": "Residential Purpose",
    "value": "Residential_Purpose"
  },
  "propertyOccupiedByList": {
    "label": "Owner Occupied",
    "value": "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 NMMC Norms ",
  "tenantName": "",
  "maintenanceOfFlat": "Good "
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in developed area ",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
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  "partitions": {
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    "value": "6\"_Thk._Brick_Masonery"
  }
},
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"waterTank": {
  "value": "MunicipalWaterSupply",
  "label": "Municipal Water Supply"
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},
"carParking": "Open Car Parking Space ",
"constructionWorkStatus": {
  "label": "Completed",
  "value": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2004",
  "fullDate": "1/1/2004"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
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"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
},
"qualityOfConstruction": {
  "label": "Normal",
  "value": "Normal"
},
"materialUsedList": {
  "value": "Good",
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},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
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  "label": "Good"
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"sewerageSystem": {
  "value": "MunicipalSewerageSystem",
  "label": "Connected to Municipal Sewerage System"
},
"walls": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "label": "Normal",
  "value": "Normal"
},
"maintenanceOfTheBuilding": {
  "label": "Normal",
  "value": "Normal"
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"maintenanceIssues": {
  "value": "0",
  "label": "No"
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"visibleDamageInBuilding": {
  "label": "No",
  "value": "0"
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"systemOfAirConditioning": {
  "value": "1",
  "label": "Yes"
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"provisionOfFirefighting": {
  "value": "1",
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  "label": "Ground",
  "value": "ground"
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"yearOfConstructionAsPer": {
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    "value": "as_per_occupancy_certificate",
    "label": "As per occupancy certificate"
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  "totalLifeBuilding": "60",
  "estimatedAge": "39",
  "ageOfBuilding": "21",
  "noOfBasement": "0",
  "noOfPodium": "0",
  "noOfAmenityFloors": "0",
  "noOfFloors": "7",
  "flatFloorNo": "1",
  "noOfLifts": "1",
  "noOfDwellingUnitsInBuilding": "4"
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"finalPlinthArea": {
  "area": "735.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Area as per Agreement"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/67541ffdc5a60c3e016f5587/
routeMap_1737459533235_Image.png",
    "routeLat": "19.144478",
    "routeLng": "72.995776",
    "stationName": "Airoli",
    "routeDistance": "2.1 Km.",
    "routeStation": {
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      "label": "Railway Station"
    }
  }
},
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  "type": "Point"
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{
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  "image": "cases/67541ffdc5a60c3e016f5587/
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},
"valuation": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
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  "wardrobesRate": "0",
  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
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  "totalpotentialValueRate": "0",
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  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "11135250.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",

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"finalValue": "11135250.00",
"purchaseValueDocument": {
  "documentType": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
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  "displayStatus": true,
  "id": "732948",
  "path": "cases/67541ffdc5a60c3e016f5587/
document_1733566452790_1733566450886_Dinesh_Shirke.pdf",
  "fileName": "document_1733566452790_1733566450886_Dinesh_Shirke.pdf",
  "documentDate": "13/02/2002",
  "amount": "-",
  "from": {
    "value": "Promoter",
    "label": "Promoter"
  },
  "Promoter": "M/s. Prathamesh Construction ",
  "to": {
    "value": "Purchaser",
    "label": "Purchaser"
  },
  "Purchaser": "Mr. Dinesh Govind Shirke ",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "1754 / 2002"
}
},
"outward": {
  "status": true,
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  "datetime": "2025-01-22T07:24:52.363Z",
  "date": "Wed Jan 22 2025 07:24:52 GMT+0000 (Coordinated Universal Time)",
  "number": "2310157",
  "dayCount": "6",
  "monthCount": "276",
  "generatedBy": "60f915d3f3dd69653a592199"
},
"rateVerify": {
  "status": false
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"underConstruction": {
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"label": "RCC Footing/Foundation",
"floorsCompleted": "Complete",
"percentage": "5",
"isHideFloor": false,
"status": true
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"label": "RCC Plinth",
"floorsCompleted": "Complete",
"percentage": "5",
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"status": true
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"label": "Full Building Rcc",
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"isHideFloor": false,
"status": false
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"label": "Internal Brick Work",
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"isHideFloor": false,
"status": false
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"externalBrickWork": {
"label": "External Brick Work",
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"isHideFloor": false,
"status": false
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"label": "Internal Plastering",
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"status": false
},
"externalPlastering": {
"label": "External Plastering",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"status": false
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  "label": "Door",
  "floorsCompleted": "",
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  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
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"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",
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"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": "10.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "7051590.00",
  "selectedBuildUpValue": "735.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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      "status": false,
      "_id": "6756a0cbcf933db22c3219",
      "name": "externalImg_1733730499528_image.jpeg",
      "path": "cases/67541ffdc5a60c3e016f5587/
externalImg_1733730499528_image.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [
    {
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    "status": false,
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    "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730494777_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "6756a0cbcfae933db22c3212",
    "name": "externallmg_1733730497417_image.jpeg",
    "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730497417_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "6756a0cbcfae933db22c3211",
    "name": "externallmg_1733730496162_image.jpeg",
    "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730496162_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "6756a0cbcfae933db22c3210",
    "name": "externallmg_1733730496054_image.jpeg",
    "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730496054_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "6756a0cbcfae933db22c3215",
    "name": "externallmg_1733730498109_image.jpeg",
    "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730498109_image.jpeg",
    "orientation": "landscape"
  },
  {
    "status": false,
    "_id": "6756a0cbcfae933db22c3214",
    "name": "externallmg_1733730498100_image.jpeg",
    "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730498100_image.jpeg",
    "orientation": "landscape"
  }
```

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    },
    {
      "status": false,
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      "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730497432_image.jpeg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "6756a0cbcfae933db22c3216",
      "name": "externallmg_1733730498618_image.jpeg",
      "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730498618_image.jpeg",
      "orientation": "landscape"
    },
    {
      "status": false,
      "_id": "6756a0cbcfae933db22c3219",
      "name": "externallmg_1733730499528_image.jpeg",
      "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730499528_image.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "6756a0cbcfae933db22c3217",
      "name": "externallmg_1733730498733_image.jpeg",
      "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730498733_image.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "6756a0cbcfae933db22c320e",
      "name": "externallmg_1733730494556_image.jpeg",
      "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730494556_image.jpeg",
      "orientation": "portrait"
    },
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      "name": "externallmg_1733730492428_image.jpeg",
      "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730492428_image.jpeg",
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    "orientation": "landscape"
  }
],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "15915.00",
    "max": "20875.00"
  },
  "builtUpRateRange": {
    "min": "13263.00",
    "max": "17396.00"
  },
  "saleableRateRange": {
    "min": "14286.00",
    "max": "14286.00"
  }
},
"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
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  "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
  },
}
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"kitchenArrangements": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"interiorDecorations": {
  "title": "Interior Decorations",
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  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"potentialValue": {
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  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
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"isEditable": true
},
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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"totalValues": {
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  "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": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "735.00",
"empanelmentNo": [
  "REF:ZO: SAMD:1138"
],
"isAdvanceInvoice": false,
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"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
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"paymentIds": [],
"_id": "67541ffdc5a60c3e016f5587",
"ownerName": "Mr. Dinesh Govind Shirke ",
"ownerPhoneNo": "9870424619",
"appAddress": "Flat no. 103, 1st Floor, Wing - C, Gurudatta Complex, Village - Dive,
Navi Mumbai ",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "13/02/2002",
      "amount": "-",
      "from": {
        "value": "Promoter",
        "label": "Promoter"
      },
      "Promoter": "M/s. Prathamesh Construction ",
      "to": {
        "value": "Purchaser",
        "label": "Purchaser"
      },
      "Purchaser": "Mr. Dinesh Govind Shirke ",
      "number": {
        "value": "No",
        "label": "No"
      },
      "No": "1754 / 2002"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "id": "732948",
    "path": "cases/67541ffdc5a60c3e016f5587/
document_1733566452790_1733566450886_Dinesh_Shirke.pdf",
    "fileName": "document_1733566452790_1733566450886_Dinesh_Shirke.pdf"
  },
  {
    "documentType": {
      "value": "60ae1250aa6d152c1801b316",
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"label": "Part Occupancy Certificate"
},
"inputs": {
  "documentDate": "26/03/2003",
  "nameOfApprovingAuthority": {
    "value": "Navi_Mumbai_Municipal_Corporation.",
    "label": "Navi Mumbai Municipal Corporation."
  },
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "NMMC / NRV / OC / 2253 / 03"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1737454607963_95046.pdf",
"path": "cases/67541ffdc5a60c3e016f5587/document_1737454607963_95046.pdf",
"id": "154576",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Jan 21 2025 10:16:48 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "29/05/2004",
    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    },
    "No": "NMMC / SSNR / NRV / P.K. B - 1566 / 1731 / 04"
  },
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1737455033324_103553.pdf",
  "path": "cases/67541ffdc5a60c3e016f5587/
document_1737455033324_103553.pdf",
  "id": "518351",
  "uploadedBy": "62fe044a48a26047e6552796",
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"createdAt": "Tue Jan 21 2025 10:23:53 GMT+0000 (Coordinated Universal Time)"
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  "documentType": {
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    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "12/02/2001",
    "nameOfApprovingAuthority": {
      "value": "Navi_Mumbai_Municipal_Corporation.",
      "label": "Navi Mumbai Municipal Corporation."
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "NMMC / NRV / B.P / 575"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1737455259628_427213.pdf",
"path": "cases/67541ffdc5a60c3e016f5587/
document_1737455259628_427213.pdf",
"id": "604941",
"uploadedBy": "62fe044a48a26047e6552796",
"createdAt": "Tue Jan 21 2025 10:27:40 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
    "to": {
      "value": "Purchaser",
      "label": "Purchaser"
    },
    "Purchaser": "Mr. Dinesh Govind Shirke ",
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "49 dated 30.07.2005 issued by Shree Gurudatta Complex Co-Op. Hsg. Soc.
Ltd"
},
```

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    "isHardCopy": false,
    "displayStatus": true,
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    "path": "cases/67541ffdc5a60c3e016f5587/
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    "id": "681949",
    "uploadedBy": "62fe044a48a26047e6552796",
    "createdAt": "Tue Jan 21 2025 10:30:09 GMT+0000 (Coordinated Universal Time)"
  }
],
"caseNumber": "012927",
"createdBy": "60b7177d2ffdf65bcd65882a",
"caseHistory": [
  {
    "id": "747140",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Sat Dec 07 2024 10:14:21 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Dinesh Govind Shirke ",
    "phone": "9870424619",
    "ownershipShare": "",
    "email": "",
    "id": "410189"
  }
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67569e07cfae933db22c2ece",
    "area": "754",
    "providedByName": "Dinesh Govind Shirke ",
    "providedByContactNo": "9870424619"
  }
],
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"composition": [  
  {  
    "measurementType": {  
      "label": "Square Feet",  
      "value": "Square_Feet"  
    },  
    "id": "571708",  
    "name": "Living Room",  
    "length": "8.92",  
    "length1": "8",  
    "length2": "11",  
    "width": "27.17",  
    "width1": "27",  
    "width2": "2",  
    "totalArea": "242.24",  
    "images": [],  
    "extraAreas": [],  
    "finalArea": "242.24"  
  },  
  {  
    "measurementType": {  
      "label": "Square Feet",  
      "value": "Square_Feet"  
    },  
    "id": "1",  
    "name": "Kitchen",  
    "length": "6.75",  
    "length1": "6",  
    "length2": "9",  
    "width": "15.67",  
    "width1": "15",  
    "width2": "8",  
    "totalArea": "105.75",  
    "images": [],  
    "extraAreas": [],  
    "finalArea": "105.75"  
  },  
  {  
    "measurementType": {  
      "label": "Square Feet",  
      "value": "Square_Feet"  
    },  
    "id": "2",  
    "name": "WC",  
    "length": "4.50",  
    "length1": "4",
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"length2": "6",
"width": "5.92",
"width1": "5",
"width2": "11",
"totalArea": "26.62",
"images": [],
"extraAreas": [
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "_id": "678f83d8950c3df32fe88617",
    "name": "Extra ",
    "extraAreaType": "Add",
    "length": "5.00",
    "length1": "5",
    "length2": "00",
    "width": "2.42",
    "width1": "2",
    "width2": "5",
    "totalArea": "12.08"
  }
],
"finalArea": "38.7"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Bathroom",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "2.75",
  "width1": "2",
  "width2": "9",
  "totalArea": "11.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "11.00"
},
{
  "measurementType": {
```

```
    "label": "Square Feet",
    "value": "Square_Feet"
  },
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  "name": "Passage",
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  "length1": "13",
  "length2": "00",
  "width": "1.00",
  "width1": "1",
  "width2": "00",
  "totalArea": "13.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "13.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "5",
  "name": "Bedroom",
  "length": "10.67",
  "length1": "10",
  "length2": "8",
  "width": "8.58",
  "width1": "8",
  "width2": "7",
  "totalArea": "91.56",
  "images": [],
  "extraAreas": [],
  "finalArea": "91.56"
}
],
"otherComposition": [
  {
    "toBeAdded": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "name": {
      "label": "Dry Balcony Area",
      "value": "Dry_Balcony_Area"
    }
  },
  "measurementType": {
```

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    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "0",
  "length": "9.92",
  "length1": "9",
  "length2": "11",
  "width": "4.92",
  "width1": "4",
  "width2": "11",
  "totalArea": "48.76",
  "images": [],
  "extraAreas": [
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        "value": "Square_Feet"
      },
      "_id": "678f843a5a336ce64e576c06",
      "name": "Extra ",
      "extraAreaType": "Add",
      "length": "5.42",
      "length1": "5",
      "length2": "5",
      "width": "3.42",
      "width1": "3",
      "width2": "5",
      "totalArea": "18.51"
    }
  ],
  "finalArea": "67.27",
  "percentageBeforeTotal": "67.27",
  "percentage": "100"
},
{
  "toBeAdded": {
    "label": "Carpet",
    "value": "Carpet"
  },
  "name": {
    "label": "Balcony Area",
    "value": "Balcony_Area"
  },
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  }
}
```

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    },
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    "length": "9.67",
    "length1": "9",
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    "width": "28.33",
    "width1": "28",
    "width2": "4",
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    "percentageBeforeTotal": "273.89",
    "percentage": "100"
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"externalReport": [],
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    "typeOfDocument": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
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    "id": "442247",
    "selectAreaTypeDocument": "Built_Up",
    "totalAreaDocument": "735",
    "squareMeterArea": "68.28",
    "docFinalBuiltUp": "0.00",
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    "docBuiltupPercentage": "",
    "docSaleablePercentage": "0",
    "docFinalSaleable": "0",
    "docFinalSaleableSquareMeter": "0"
  }
],
"images": [],
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  {
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      "area": "396.00",
      "squareMeterArea": "36.79",
      "expectedRate": "20454.55",
```

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"percentage": ""
},
"builtUpArea": {
  "area": "475.20",
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  "percentage": "20"
},
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  "area": "",
  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
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"printlnReport": true,
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"area": "396",
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"areaType": "Carpet",
"floor": "4",
"source": "magic_bricks",
"expectedPrice": "8100000",
"expectedRate": "20454.55",
"builtUpExpectedRate": "17045.45",
"image": "cases/67541ffdc5a60c3e016f5587/indicator_1737442461103_Image.png",
"squareMeter": "36.79",
"id": "224625"
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{
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    "squareMeterArea": "40.69",
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  },
  "builtUpArea": {
    "area": "525.60",
    "squareMeterArea": "48.83",
    "expectedRate": "16171.99",
    "percentage": "20"
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  "saleableArea": {
    "area": "595",
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"squareMeterArea": "55.28",
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"expectedRate": "19406.39",
"builtUpExpectedRate": "16171.99",
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"id": "443669"
},
{
"carpetArea": {
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"expectedRate": "18000.00",
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"area": "780.00",
"squareMeterArea": "72.46",
"expectedRate": "15000.00",
"percentage": "20"
},
"saleableArea": {
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"area": "780",
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"expectedRate": "18000.00",
"builtUpExpectedRate": "11700000",
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"squareMeter": "72.46",
"id": "895563"
},
{
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    "squareMeterArea": "54.58",
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  "builtUpArea": {
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    "squareMeterArea": "65.50",
    "expectedRate": "13262.41",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "0.00",
    "percentage": ""
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  "area": "705",
  "builtUpPercentage": "20",
  "saleablePercentage": "0",
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  "areaType": "Built_Up",
  "floor": "4",
  "source": "Index_no.2",
  "expectedPrice": "9350000",
  "expectedRate": "15914.89",
  "builtUpExpectedRate": "9350000",
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  "id": "491734"
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  "builtUpArea": {
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    "squareMeterArea": "56.08",
    "expectedRate": "17395.63",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "",
    "squareMeterArea": "0.00",
    "expectedRate": "0.00",
    "percentage": ""
  },
  "printlnReport": true,
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  "property": "Airoli Sector 8",
  "area": "503",
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  "saleablePercentage": "0",
  "rateType": "sale_Instance",
  "areaType": "Carpet",
  "floor": "1",
  "source": "https://www.99acres.com/",
  "expectedPrice": "10500000",
  "expectedRate": "20874.75",
  "builtUpExpectedRate": "17395.63",
  "image": "cases/67541ffdc5a60c3e016f5587/indicator_1737442998020_Image.png",
  "squareMeter": "46.73",
  "id": "695665"
}
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    "path": "cases/67541ffdc5a60c3e016f5587/
externalImg_1733730491498_image.jpeg",
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"orientation": "portrait"
},
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  "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730492089_image.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6756a0cbcf933db22c320a",
  "name": "externallmg_1733730492348_image.jpeg",
  "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730492348_image.jpeg",
  "orientation": "portrait"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6756a0cbcf933db22c320b",
  "name": "externallmg_1733730492428_image.jpeg",
  "path": "cases/67541ffdc5a60c3e016f5587/
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  "orientation": "landscape"
},
{
  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6756a0cbcf933db22c320c",
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  "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730493249_image.jpeg",
  "orientation": "landscape"
},
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  "type": "EXTERNAL_IMAGES",
  "status": false,
  "_id": "6756a0cbcf933db22c320d",
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  "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730493440_image.jpeg",
  "orientation": "portrait"
}
```

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},
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  "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730494556_image.jpeg",
  "orientation": "portrait"
},
{
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  "status": false,
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  "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730494777_image.jpeg",
  "orientation": "landscape"
},
{
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  "status": false,
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  "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730496054_image.jpeg",
  "orientation": "landscape"
},
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  "status": false,
  "_id": "6756a0cbcfae933db22c3211",
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  "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730496162_image.jpeg",
  "orientation": "landscape"
},
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  "status": false,
  "_id": "6756a0cbcfae933db22c3212",
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  "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730497417_image.jpeg",
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},
}
```

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{
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  "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730497432_image.jpeg",
  "orientation": "landscape"
},
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  "type": "EXTERNAL_IMAGES",
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  "_id": "6756a0cbcf933db22c3214",
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  "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730498100_image.jpeg",
  "orientation": "landscape"
},
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  "status": false,
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  "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730498109_image.jpeg",
  "orientation": "landscape"
},
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  "orientation": "landscape"
},
{
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  "_id": "6756a0cbcf933db22c3217",
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  "path": "cases/67541ffdc5a60c3e016f5587/
externallmg_1733730498733_image.jpeg",
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},
{
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  },
  {
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    "status": false,
    "_id": "6756a0cbcfcae933db22c3219",
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    "orientation": "portrait"
  },
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    "type": "EXTERNAL_IMAGES",
    "status": false,
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    "name": "externalImg_1733730500768_image.jpeg",
    "path": "cases/67541ffdc5a60c3e016f5587/
externalImg_1733730500768_image.jpeg",
    "orientation": "portrait"
  },
  {
    "type": "EXTERNAL_IMAGES",
    "status": false,
    "_id": "6756a0cbcfcae933db22c321b",
    "name": "externalImg_1733730502124_image.jpeg",
    "path": "cases/67541ffdc5a60c3e016f5587/
externalImg_1733730502124_image.jpeg",
    "orientation": "landscape"
  }
],
"externalDocuments": [],
"processingDocuments": [
  {
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39_1711606660630_1700891975573_1695465043548_1694516251783_16942415908
59_Calculation_1_2.xlsx",
    "filename": "1737443726808_1722838296456_1718776194681_1716026508753_1
715323634339_1711606660630_1700891975573_1695465043548_1694516251783_1
694241590859_Calculation_1_2.xlsx",
    "path": "cases/67541ffdc5a60c3e016f5587/processingDocuments/1737443726808_
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  "uploadedBy": "60f915d3f3dd69653a592199"
},
{
  "originalname": "igr_3765.pdf",
  "filename": "1737443727025_igr_3765.pdf",
  "path": "cases/67541ffdc5a60c3e016f5587/
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  "size": "201560",
  "createdAt": "Tue Jan 21 2025 07:15:27 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "60f915d3f3dd69653a592199"
},
{
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  "filename": "1737443727246_igr_6335.pdf",
  "path": "cases/67541ffdc5a60c3e016f5587/
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  "size": "157143",
  "createdAt": "Tue Jan 21 2025 07:15:27 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "60f915d3f3dd69653a592199"
},
{
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  "filename": "1737443727249_igr_8403.pdf",
  "path": "cases/67541ffdc5a60c3e016f5587/
processingDocuments/1737443727249_igr_8403.pdf",
  "size": "146908",
  "createdAt": "Tue Jan 21 2025 07:15:27 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "60f915d3f3dd69653a592199"
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  "filename": "1737443727281_igr_25008.pdf",
  "path": "cases/67541ffdc5a60c3e016f5587/
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  "size": "143035",
  "createdAt": "Tue Jan 21 2025 07:15:27 GMT+0000 (Coordinated Universal Time)",
  "uploadedBy": "60f915d3f3dd69653a592199"
},
{
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    "size": "104589",
    "createdAt": "Tue Jan 21 2025 07:15:49 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
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    "filename": "1737443749882_WhatsApp_Image_20250121_at_084756.jpeg",
    "path": "cases/67541ffdc5a60c3e016f5587/
processingDocuments/1737443749882_WhatsApp_Image_20250121_at_084756.jpeg",
    "size": "83477",
    "createdAt": "Tue Jan 21 2025 07:15:49 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
    "originalname": "WhatsApp Image 2025-01-21 at 08.47.57.jpeg",
    "filename": "1737443749894_WhatsApp_Image_20250121_at_084757.jpeg",
    "path": "cases/67541ffdc5a60c3e016f5587/
processingDocuments/1737443749894_WhatsApp_Image_20250121_at_084757.jpeg",
    "size": "103553",
    "createdAt": "Tue Jan 21 2025 07:15:49 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  },
  {
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    "filename": "1737443749900_WhatsApp_Image_20250121_at_084758.jpeg",
    "path": "cases/67541ffdc5a60c3e016f5587/
processingDocuments/1737443749900_WhatsApp_Image_20250121_at_084758.jpeg",
    "size": "95046",
    "createdAt": "Tue Jan 21 2025 07:15:49 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "60f915d3f3dd69653a592199"
  }
],
"leadRemarks": [],
"audioRemarks": [],
"remarks": [
  {
    "createdBy": {
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      "role": "MAKER + RATE VERIFIER + CHEAKER",
      "firstName": "Shobha",
      "lastName": "Kuperkar",
      "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
    }
  }
],
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"workType": "RATE_VERIFY",
"display": true,
"status": true,
"_id": "675691b5cfae933db22c1d6e",
"note": "Rate verification done, pending for visit",
"taskId": "67542fbcbefd7f3db9073974",
"createdAt": "2024-12-09T06:44:05.486Z"
},
{
  "createdBy": {
    "_id": "60f915d3f3dd69653a592199",
    "role": "MAKER + RATE VERFIER + CHEAKER",
    "firstName": "Shobha",
    "lastName": "Kuperkar",
    "profilePhoto": "users/60f915d3f3dd69653a592199/
profilePhoto_1668059695582_WhatsApp_Image_20221110_at_112058_AM.jpeg"
  },
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  "display": true,
  "status": true,
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  "note": "Rate verification done, pending for OC",
  "taskId": "67542fbcbefd7f3db9073974",
  "createdAt": "2024-12-09T10:29:25.913Z"
},
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  "createdBy": {
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
  },
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  "display": true,
  "status": true,
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  "note": "REPORT NOT GENERATED (Task Reopen)",
  "taskId": "678f49d1601c90e69623da58",
  "createdAt": "2025-01-22T04:51:28.805Z"
}
],
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"updatedAt": "2025-01-22T07:43:00.960Z",
"__v": 0,
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"assignmentType": {
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  "label": "Retail"
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"fullAddress": "Residential Flat No. 103, 1st Floor, Wing - C, Shree Gurudatta Complex
Co-Op. Hsg. Soc. Ltd., Plot No. 44,45 & 46, Sector - 8A, Village - Dive, Airoli, Taluka -
Thane, District - Thane, Navi Mumbai, PIN - 400 708, State - Maharashtra, Country -
India",
"updatedBy": "60f915d3f3dd69653a592199",
"addressForMap": "",
"caseReferredBy": "60b7177d2ffdf65bcd65882a",
"contactPersonName": "Mr. Dinesh Govind Shirke ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner",
"reId": "",
"siteVisitContactNo": "9870424619",
"briefDescOfProperty": "1 Bedroom + Living Room + Kitchen + WC + Bathroom +
Passage",
"carpetTotal": "502.25",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "340.89",
"siteVisitDate": "2024-12-06",
"buildingServicesRate": "2700",
"finalAreaType": "Built Up Area",
"finalAsPerArea": " Agreement",
"finalBuiltUpPercentage": "0",
"finalCarpetConvertToBuiltUpPer": "0",
"finalValuationAreaString": "Built Up Area in Sq. Ft. = 735.00",
"flatRate": "16000",
"landOtherRate": "13300",
"shopDetails": {
  "typeOfShops": null,
  "roadFacing": false,
  "mall": false
},
"builtupPercentage": "10",
"extendOfSiteRemark": "Built up Area in Sq. Ft. = 540.00\nAdditional FSI Area in Sq.
Ft. = 195.00\nTotal Built up Area in Sq. Ft. = 735.00",
"finalBuiltupArea": "927.75",
"finalCarpetArea": "843.41",
"finalSalableArea": "1020.53",
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```

"salablePercentage": "10",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 502.00\nDry Balcony Area in Sq.
Ft. = 67.00\nBalcony Area in Sq. Ft. = 274.00\n\n",
"toBeAdded": "",
"finalSaleablePercentage": "0",
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "341.16",
"otherCompositionSaleableTotal": "0.00",
"landDetails": {
  "holdType": {
    "label": "Free Hold",
    "value": "Free_Hold"
  },
  "leaseDetails": {
    "lessorName": "",
    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"reportGeneratedDate": "Wed Jan 22 2025 00:00:00 GMT+0000 (Coordinated
Universal Time)"
}

```

Name	Length	Width	Total
Composition :			
Living Room	8'11"	27'2"	242.24
Kitchen	6'9"	15'8"	105.75
WC	4'6"	5'11"	26.62
Bathroom	4'00"	2'9"	11.00
Passage	13'00"	1'00"	13.00
Bedroom	10'8"	8'7"	91.56

Other
Composition :

Dry Balcony Area	9'11"	4'11"	48.76
Balcony Area	9'8"	28'4"	273.89
