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{
  "typeOfReport": {
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    "RVDSValues": true,
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  "masterTypeOfPurpose": {
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    "label": "Non SARFAESI"
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  "creditOfficer": {
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    },
    "firstName": "Niraj",
    "type": "CREDITOFFICER",
    "_id": "66d97545807b2347dd5be224",
    "email": "niraj.shirapuri@cosmosbank.in",
    "lastName": "Shirapuri",
    "mobileNo": "",
    "workMobileNo": "9158003636"
  },
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"organization": {
  "_id": "6418456a96b58848585f8cb2",
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  "email": "thane@vastukala.com",
  "phone": "1234567890",
  "address": "101, 1st Floor, B Wing, Beth Shalom, Near Civil Hospital, Thane (W) -
400 601",
  "city": "Thane",
  "shortName": "VCIPL/Thane"
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"client": {
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  "type": "BANK",
  "name": "Cosmos Bank",
  "displayName": "Cosmos Bank",
  "initial": "CB",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Lower Parel Branch",
  "branchCode": "",
  "mobileNo": "02224932379",
  "alternateMobileNo": "",
  "email": "niraj.shirapuri@cosmosbank.in",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "Manic Soc Sunmill COmpound Lane, S J Marg, Lower Parel Mumbai
400013"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
  "_id": "60f919bff3dd69653a5926b8",
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"staff": {
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  "lastName": "Pawar",
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  "shortName": "PCP",
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"siteEngineer": {
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  "firstName": "Vaibhav",
  "email": "vaib1234b@gmail.com",
  "lastName": "Bhagat",
  "mobileNo": "8779534609",
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  "shortName": "Vaibhav",
  "workWithDocumentMaker": "62691c48afd7d55eddecfda3"
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  "email": "shyam@vastukala.org",
  "lastName": "Kajvilkar",
  "mobileNo": "9765074720",
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  "shortName": "SK",
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    "role": "MAKER + RATE VERFIER + CHEAKER",
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    "email": "shyam@vastukala.org",
    "lastName": "Kajvilkar",
    "mobileNo": "9765074720",
    "designation": "",
    "shortName": "SK",
    "workWithDocumentMaker": "",
    "profilePhoto": "users\\60eeaeddf3dd69653a581316\\
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  },
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          "label": "Registered Valuer"
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      "type": "EMPLOYEE",
      "_id": "5ffe92d27737ca4d986b6453",
      "role": "VALUER",
      "firstName": "Manoj",
      "email": "manoj@vastukala.org",
      "lastName": "Chalikwar",
      "mobileNo": "9819597579",
      "designation": "Registered Valuer",
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        {
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          "_id": "60af80072ffdf65bcd658651",
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        }
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        "title": {
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    "label": "FIIV"
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  "number": "CAT-I-F-1763"
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  "title": {
    "value": "Chartered_Engineer",
    "label": "Chartered Engineer"
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  "number": "AM161706-3"
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    "label": "Registered Valuer"
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  "number": "IBBI/RV/07/2018/10366"
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],
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"PANNo": "AERPC9086P",
"fatherName": "Baburao"
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]
},
"clientType": {
  "value": "BANK",
  "label": "BANK"
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"location": {
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      "dateTime": "2024-12-12",
      "remark": "MANUAL_IN_TASK"
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      "dateTime": "2024-12-11",
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"compositionFlatType": {
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    "value": "India",
    "label": false
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    "key": "village",
    "value": "Dhokali",
    "label": true
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    "label": false
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    "label": true
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    "label": true
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"label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Thane",
  "label": true
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  "value": "",
  "label": true
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"buildingName": {
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  "key": "buildingName",
  "value": "Miyana",
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  "label": true
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  "key": "street1",
  "value": "",
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "Near Piramal health Care",
  "label": false
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  "value": "Miyana",
  "label": true
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  "label": false
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  "key": "oldSurveyNumber",
  "value": "",
  "label": true
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  "key": "newSurveyNumber",
  "value": "43/2, 3/1, 3/3, 4A/1/1, 4C/1, 45/1A/3, 1B/2, 2B, 3, 4B, 5 to 8, 46/3A &
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  "label": true
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"value": "",
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  "key": "CTSNo",
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  "key": "blockNo",
  "value": "",
  "label": true
},
"selectNo": {
  "status": true,
  "name": "Flat / Unit / Office / Gala No.",
  "key": "selectNo",
  "value": "3403",
  "label": false
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  "key": "municipalityWardNo",
  "value": "",
  "label": true
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  "name": "Khata No",
  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
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  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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  "key": "GUTNo",
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  "label": true
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  "key": "postalCode",
  "value": "PIN Code - 400 607",
  "label": false
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  "name": "Suburb",
  "key": "suburb",
  "value": "",
  "label": false
}
},
"flatSpecifications": {
  "roof": {
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    "value": "rcc_Slab"
  },
  "flooring": {
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    "value": "VerifiedTileFlooring"
  }
}
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"doors": {
  "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
  "label": "Teak Wood Door frame with Solid flush door"
},
"windows": {
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  "label": "Proposed Powder coated aluminium sliding windows"
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"fittings": {
  "label": "Concealed Plumbing with Conduit & Concealed Electrical wiring",
  "value": "Concealed_Plumbing_with_Conduit_&_Concealed_Electrical_wiring"
},
"finishing": {
  "value": "Cement_Plastering_+_POP_Finish",
  "label": "Cement Plastering + POP Finish"
}
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"general": {
  "ownership": {
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    "label": "Joint Ownership"
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    "label": "Middle Class",
    "value": "MiddleClass"
  },
  "populationGroupList": {
    "label": "Urban",
    "value": "Urban"
  },
  "townplanApprovedByList": {
    "label": "Thane Municipal Corporation",
    "value": "Thane_Municipal_Corporation"
  },
  "whetherCoveredUnderAnyState": {
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    "label": "No"
  },
  "asPerActualAgreement": {
    "north": "Tower 6A",
    "west": "Internal Road / Garden",
    "south": "Tower 6C",
    "east": "Chawls / Balkum Road"
  },
  "asPerDocumentAgreement": {
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"north": "Details not available",
"west": "Details not available",
"south": "Details not available",
"east": "Details not available"
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"unitBoundaries": {
  "asPerActual": {
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    "east": "Flat No. 3404",
    "south": "Lift",
    "west": "Flat No. 3401 & 3402"
  },
  "asPerDocument": {
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    "east": "Details not available",
    "south": "Details not available",
    "west": "Details not available"
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
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"whichTheLocalityIsServed": {
  "buses": {
    "title": "Buses",
    "status": true
  },
  "taxies": {
    "title": "Taxies",
    "status": true
  },
  "auto": {
    "title": "Auto",
    "status": true
  },
  "privateCars": {
    "title": "Private Cars",
    "status": true
  }
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"extraDetailOfProperty": "As per site inspection, Flat No. 3403 & 3404 are internally amalgamated to form a single flat having single entrance door. Kitchen not provided in the flat. The said valuation is of Flat No. 3403 only. ",
"dateOfIssusApprovePlan": "As Part Occupancy Certificate is received may be assumed that the construction is as per sanctioned plan. ",
"approvePlanVerified": "N.A.",
"empanelledOfApprovePlan": "N.A.",
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"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"classOfSanitary": {
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  "label": "Ordinary"
},
"compoundWall": "6'.0\" High, R.C.C. column with B. B. masonry wall"
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "1. As per site inspection, Flat No. 3403 & 3404 are internally amalgamated
to form a single flat having single entrance door. <br>\n2. Kitchen not provided in the
flat.<br> \n3. For the purpose of valuation, we have considered the area as per
agreement for sale.<br> \n4. The said valuation is of Flat No. 3403 only. ",
  "depreciationPercentage": "",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "",
  "depreciatedCostOfConstruction": "",
  "depreciatedBuildingRate": ""
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"igrRate": {
  "propertyName": "Residential Flat",
  "rate": "129100",
  "landRate": "51500",
  "igrImage": "cases/67569d81cfae933db22c2d8c/igr_1733996044647_Image.png",
  "squareMeterGuideLineRate": "154920.00",
  "squareFeetGuideLineRate": "14393.00"
},
"igrFinalRate": {
  "floorRatePercentage": "20",
  "depreciationPercentage": "0",
  "rate": "129100.00",
  "squareMeterGuideLineRate": "154920.00",
  "squareFeetGuideLineRate": "14393.00"
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"outgoingDetail": {
  "areaStatusList": {
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    "label": "Medium"
  }
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"propertyTypeOfUseList": {
  "label": "Residential Purpose",
  "value": "Residential_Purpose"
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"propertyOccupiedByList": {
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  "value": "Vacant"
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"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 TMC norms",
"tenantName": "",
"maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  }
},
"anyFavouringForExtraPotentialValue": "Located in developed area",
"negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "label": "6\" Thk. Brick Masonery",
    "value": "6\"_Thk._Brick_Masonery"
  },
  "waterTank": {
    "label": "Municipal Water Supply",
    "value": "MunicipalWaterSupply"
  },
  "pavementLaid": {
    "label": "Yes",
    "value": "Yes"
  },
  "carParking": "Along with One Car Parking",
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"constructionWorkStatus": {
  "label": "Completed",
  "value": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2024",
  "fullDate": "1/1/2024"
},
"planningArea": {
  "label": "Residential",
  "value": "Residential"
},
"typeOfStructure": {
  "label": "R.C.C. Framed Structure",
  "value": "R.C.C._Framed_Structure"
},
"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
  "value": "Good",
  "label": "Good"
},
"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
},
"structuralSafety": {
  "value": "Good",
  "label": "Good"
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"protAgainstNatDis": {
  "value": "Information_not_available",
  "label": "Information not available"
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"sewerageSystem": {
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  "label": "Connected to Municipal Sewerage System"
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"walls": {
  "label": "Yes",
  "value": "1"
},
"appearanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceOfTheBuilding": {
  "value": "Good",
  "label": "Good"
},
"maintenanceIssues": {
  "value": "New_Building",
  "label": "New Building"
},
"visibleDamageInBuilding": {
  "value": "0",
  "label": "No"
},
"systemOfAirConditioning": {
  "value": "Information_not_available",
  "label": "Information not available"
},
"provisionOfFirefighting": {
  "value": "1",
  "label": "Yes"
},
"groundStilt": {
  "value": "Lower_Ground+_Upper_Ground_Floor",
  "label": "Lower Ground + Upper Ground Floor"
},
"yearOfConstructionAsPer": {
  "value": "As_Per_Part_Occupancy_Certificate",
  "label": "As Per Part Occupancy Certificate"
},
"isSiteVisitAllowed": true,
"totalLifeBuilding": "60",
"estimatedAge": "60",
"ageOfBuilding": "0",
"noOfBasement": "01",
"noOfPodium": "0",
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"noOfAmenityFloors": "0",
"noOfFloors": "40",
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"noOfLifts": "4",
"noOfDwellingUnitsInBuilding": "4"
},
"finalPlinthArea": {
  "area": "465.30",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 10%"
},
"routeMap": {
  "routeMapDetail": {
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routeMap_1733998973767_Image.png",
    "routeLat": "19.223944",
    "routeLng": "72.988274",
    "stationName": "Thane",
    "routeDistance": "5.1 Km",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  },
  "finalLatLng": {
    "coordinates": [
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      0
    ],
    "type": "Point"
  },
  "showLocation": {
    "latLng": false,
    "finallatLng": false
  },
  "locationMapImg": [
    {
      "id": "1t3qma",
      "name": "1t3qma",
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routeMap_1733998875027_Image.png"
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  ]
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"valuation": {
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"fairMarketValue": {
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  "depreciationPercentage": "0",
  "depreciatedCostOfConstruction": "0.00",
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"wardrobesRate": "0",
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"wardrobesQty": "0",
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"totalshowcasesRate": "0",
"kitchenArrangementsQty": "0",
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"superfineFinishQty": "0",
"superfineFinishRate": "0",
"totalsuperfineFinishRate": "0",
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"interiorDecorationsRate": "0",
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"electricityDepositsQty": "0",
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"totalextraCollapsibleGatesRate": "0",
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"potentialValueRate": "0",
"totalpotentialValueRate": "0",
"othersQty": "0",
"othersRate": "0",
"totalothersRate": "0",
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"finalValue": "7614000.00",
"distressValuePercentage": "80",
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"bookValue": "0"
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  "date": "Thu Dec 12 2024 12:10:06 GMT+0000 (Coordinated Universal Time)",
  "number": "2309577",
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"dayCount": "21",
"monthCount": "275",
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    "floorsCompleted": "",
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    "status": true
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    "isHideFloor": false,
    "status": false
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    "status": false
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    "status": false
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    "isHideFloor": false,
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  "internalPlastering": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
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  "label": "Window",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
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  "isHideFloor": false,
  "status": false
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  "label": "Internal Painting",
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  "isHideFloor": false,
  "status": false
},
"externalPainting": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
}
```

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  "floorsCompleted": "",
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  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
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"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "6697063.00",
  "selectedBuildUpValue": "465.30",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
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    }
  ]
}
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    "name": "externalImg_1733913490794_image.jpeg",
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"externalPhotos": [
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    "orientation": "landscape"
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  {
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externalImg_1733913494859_image.jpeg",
    "orientation": "landscape"
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    "status": false,
    "_id": "67596b9a74fe66bd67c321a9",
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    "orientation": "landscape"
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    "status": false,
    "_id": "67596b9a74fe66bd67c321ae",
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    "orientation": "portrait"
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    "orientation": "landscape"
  },
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    "_id": "67596b9a74fe66bd67c321a8",
    "name": "externallmg_1733913493299_image.jpeg",
    "path": "cases/67569d81cfae933db22c2d8c/
externallmg_1733913493299_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67596b9a74fe66bd67c321a4",
    "name": "externallmg_1733913490794_image.jpeg",
    "path": "cases/67569d81cfae933db22c2d8c/
externallmg_1733913490794_image.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "67596b9a74fe66bd67c321a3",
    "name": "externallmg_1733913490482_image.jpeg",
    "path": "cases/67569d81cfae933db22c2d8c/
externallmg_1733913490482_image.jpeg",
    "orientation": "portrait"
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"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": []
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"indicatorRange": {
  "carpetRateRange": {
    "min": "16037.00",
    "max": "18868.00"
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  "builtUpRateRange": {
    "min": "14579.00",
    "max": "17153.00"
  },
  "saleableRateRange": {
    "min": "0.00",
    "max": "0.00"
  }
},
"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
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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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    "quantity": "0.00",
    "ratePerUnit": "0.00",
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    "isEditable": true
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  "kitchenArrangements": {
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    "quantity": "0.00",
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    "estimatedValue": "0.00",
    "status": true,
  }
}
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"isEditable": true
},
"superfineFinish": {
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  "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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"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"extraCollapsibleGates": {
  "title": "Extra collapsible gates / grill works etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"potentialValue": {
  "title": "Potential value, if any",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"others": {
  "title": "Others / Car Parking",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"totalValues": {
  "title": "Total",
  "quantity": "",
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  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
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"taskStatus": {
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  "RATE_VERIFY": false,
  "MAKER": false,
  "CHECKER": false,
  "PREPARE_INVOICE": false,
  "PRINT": false,
  "SIGN": false,
  "SIGNED_REPORT_UPLOAD": false,
  "DELIVERY": false,
  "PAYMENT_COLLECT": false,
  "COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
  "label": "Lead",
  "value": "LEAD"
},
"siteVisitType": "FULL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "423.00",
"empanelmentNo": [
  "HO/Credit/87/2022-23"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "67569d81cfae933db22c2d8c",
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"ownerName": "Mr. Rajendra D. Mankar & Mrs. Vaishali R. Mankar",
"ownerPhoneNo": "8080708038",
"fullAddress": "Residential Flat No. 3403, 34th Floor, Building No T6B, Wing - Miyana,
Miyana, Runwal Eirene - Part I, Near Piramal health Care, Village - Dhokali, Taluka -
Thane, District - Thane, Thane (West), PIN Code - 400 607, State - Maharashtra, India",
"remark": "",
"documents": [
  {
    "documentType": {
      "value": "60af48bf2ffdf65bcd6585fa",
      "label": "Agreement for sale"
    },
    "inputs": {
      "documentDate": "16/09/2021",
      "from": {
        "value": "Owner",
        "label": "Owner"
      },
      "Owner": "M/s. Dhruva Woollen Mills Pvt. Ltd",
      "to": {
        "value": "purchaser",
        "label": "purchaser"
      },
      "purchaser": "Mr. Rajendra D. Mankar & Mrs. Vaishali R. Mankar",
      "number": {
        "value": "Document_No",
        "label": "Document No"
      },
      "Document_No": "13281 / 2021"
    },
    "isHardCopy": false,
    "displayStatus": true,
    "fileName": "document_1734000545367_1733996064122_Agreement.pdf",
    "path": "cases/67569d81cfae933db22c2d8c/
document_1734000545367_1733996064122_Agreement.pdf",
    "id": "596240",
    "uploadedBy": "627222afafd7d55eddeddd82",
    "createdAt": "Thu Dec 12 2024 10:49:05 GMT+0000 (Coordinated Universal Time)"
  },
  {
    "documentType": {
      "value": "60ae1250aa6d152c1801b316",
      "label": "Part Occupancy Certificate"
    },
    "inputs": {
      "documentDate": "28/06/2024",
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"nameOfApprovingAuthority": {
  "value": "Thane_Municipal_Corporation",
  "label": "Thane Municipal Corporation"
},
"number": {
  "value": "No",
  "label": "No"
},
"No": "TMCB / PO / 2024 / APL / 00118"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1734000874142_OC.pdf",
"path": "cases/67569d81cfae933db22c2d8c/document_1734000874142_OC.pdf",
"id": "802529",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Thu Dec 12 2024 10:54:34 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae129faa6d152c1801b47d",
    "label": "RERA Certificate"
  },
  "inputs": {
    "documentDate": "09/09/2021",
    "nameOfApprovingAuthority": {
      "value": "Maharashtra_Real_Estate_Regulatory_Authority",
      "label": "Maharashtra Real Estate Regulatory Authority"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "P51700004574"
},
"isHardCopy": false,
"displayStatus": true,
"fileName": "document_1734003146521_RERA.pdf",
"path": "cases/67569d81cfae933db22c2d8c/
document_1734003146521_RERA.pdf",
"id": "719937",
"uploadedBy": "627222afafd7d55eddedd82",
"createdAt": "Thu Dec 12 2024 11:32:26 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
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    "value": "60ae1279aa6d152c1801b3d4",
    "label": "Amended Commencement Certificate"
  },
  "inputs": {
    "documentDate": "07/03/2018",
    "nameOfApprovingAuthority": {
      "value": "Thane_Municipal_Corporation",
      "label": "Thane Municipal Corporation"
    },
    "number": {
      "value": "V_P_No_",
      "label": "V.P. No."
    },
    "V_P_No_": "S05 / 0106 / 16 / 88425 / TMC / TDD /2527/18"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "fileName": "document_1734004440456_Commencem.pdf",
  "path": "cases/67569d81cfae933db22c2d8c/
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  "id": "108814",
  "uploadedBy": "627222afafd7d55eddedd82",
  "createdAt": "Thu Dec 12 2024 11:54:00 GMT+0000 (Coordinated Universal Time)"
}
],
"assignmentType": {
  "value": "Retail",
  "label": "Retail"
},
"caseNumber": "012938",
"createdBy": "656aa949cebbe1714411d21b",
"caseHistory": [
  {
    "id": "257208",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Mon Dec 09 2024 07:34:25 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Mr. Rajendra D. Mankar & Mrs. Vaishali R. Mankar",
    "phone": "8080708038",
    "ownershipShare": "",
    "email": "",
    "id": "406537"
```

```
}
],
"proposePurchasers": [],
"siteInspection": [
  {
    "areaType": {
      "label": "Carpet",
      "value": "Carpet"
    },
    "providedBy": {
      "label": "Owner",
      "value": "Owner"
    },
    "_id": "67596adc7e4dc2bd6ef99e3d",
    "area": "403",
    "providedByName": "Rajendra D Mankar ",
    "providedByContactNo": "8080708038"
  }
],
"composition": [
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "130095",
    "name": "Living Room",
    "length": "15.00",
    "length1": "15",
    "length2": "00",
    "width": "9.00",
    "width1": "9",
    "width2": "00",
    "totalArea": "135.00",
    "images": [],
    "extraAreas": [],
    "finalArea": "135.00"
  },
  {
    "measurementType": {
      "label": "Square Feet",
      "value": "Square_Feet"
    },
    "id": "1",
    "name": "Bedroom",
    "length": "11.00",
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"length1": "11",
"length2": "00",
"width": "10.00",
"width1": "10",
"width2": "00",
"totalArea": "110.00",
"images": [],
"extraAreas": [],
"finalArea": "110.00"
},
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  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "7",
  "name": "Bedroom",
  "length": "11.00",
  "length1": "11",
  "length2": "0",
  "width": "6.00",
  "width1": "6",
  "width2": "0",
  "totalArea": "66.00",
  "images": [],
  "finalArea": "66.00",
  "extraAreas": []
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "3",
  "name": "Toilet",
  "length": "4.00",
  "length1": "4",
  "length2": "00",
  "width": "7.00",
  "width1": "7",
  "width2": "00",
  "totalArea": "28.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "28.00"
},
}
```



```
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "3.00",
  "length1": "3",
  "length2": "00",
  "width": "9.00",
  "width1": "9",
  "width2": "00",
  "totalArea": "27.00",
  "images": [],
  "extraAreas": [],
  "finalArea": "27.00"
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "7",
  "name": "Passage",
  "length": "2.00",
  "length1": "2",
  "length2": "0",
  "width": "6.00",
  "width1": "6",
  "width2": "0",
  "totalArea": "12.00",
  "images": [],
  "finalArea": "12.00",
  "extraAreas": []
},
{
  "measurementType": {
    "label": "Square Feet",
    "value": "Square_Feet"
  },
  "id": "6",
  "name": "Balcony",
  "length": "17.00",
  "length1": "17",
  "length2": "00",
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"width": "1.00",
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"images": [],
"extraAreas": [],
"finalArea": "17.00"
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60af48bf2ffdf65bcd6585fa",
    "label": "Agreement for sale"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "105100",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "423",
  "squareMeterArea": "39.3",
  "docFinalBuiltUp": "465.3",
  "docFinalBuiltUpSquareMeter": "43.23",
  "docBuiltupPercentage": "10",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "422.65",
    "squareMeterArea": "39.27",
    "expectedRate": "16036.22",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "464.91",
    "squareMeterArea": "43.19",
    "expectedRate": "14578.54",
```

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"percentage": "10"
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"saleableArea": {
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  "squareMeterArea": "0.00",
  "expectedRate": "0.00",
  "percentage": ""
},
"printlnReport": true,
"_id": "675aae0fbc26c2bda04ea7f4",
"property": "Residential Flat",
"area": "422.65",
"builtUpPercentage": "10",
"saleablePercentage": "0",
"rateType": "sale_Instance",
"areaType": "Carpet",
"floor": "",
"source": "Index_no.2",
"expectedPrice": "6777710",
"expectedRate": "16036.22",
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"squareMeter": "39.27",
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    "percentage": ""
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  "builtUpArea": {
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    "expectedRate": "15379.47",
    "percentage": "10"
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  "saleableArea": {
    "area": "",
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```

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```

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  "size": "1444082",
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  "size": "1709007",
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      "lastName": "Kajvilkar",
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\\profilePhoto_1626255068979_Shyam_Photo.jpg"
    },
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  }
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"contactPersonName": "Mayuresh Mankar ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Owner's Representative",
"rerald": "",
"siteVisitContactNo": "8080708038",
"briefDescOfProperty": "2 Bedroom + Living Room + 2 Toilet + Passage + Balcony",
"carpetTotal": "395",
"finalMeasurementType": "Sq. Ft.",
"otherCarpetTotal": "0.00",
"siteVisitDate": "2024-12-11",
"buildingServicesRate": "2500",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Agreement for sale",
"finalBuiltUpPercentage": "10",
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```

"finalCarpetConvertToBuiltUpPer": "10",
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"landOtherRate": "15500",
"shopDetails": {
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    "value": "Independent_Building"
  },
  "roadFacing": false,
  "mall": false
},
"landDetails": {
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    "value": "Free_Hold"
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"finalBuiltupArea": "434.50",
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"finalSalableArea": "477.95",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "Carpet Area in Sq. Ft. = 378.00\nBalcony Area in Sq. Ft.
= 17.00\n\nCarpet Area in Sq. Ft. = 378\nOpen Balcony in Sq. Ft.= 30\nFlowerbed Area
in Sq. Ft. = 15\n\nAll the above areas are within 7% 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."
}

```

| <b>Name</b>            | <b>Length</b> | <b>Width</b> | <b>Total</b> |
|------------------------|---------------|--------------|--------------|
| Composition :          |               |              |              |
| Living Room            | 15'00"        | 9'00"        | 135.00       |
| Bedroom                | 11'00"        | 10'00"       | 110.00       |
| Bedroom                | 11'0"         | 6'0"         | 66.00        |
| Toilet                 | 4'00"         | 7'00"        | 28.00        |
| Toilet                 | 3'00"         | 9'00"        | 27.00        |
| Passage                | 2'0"          | 6'0"         | 12.00        |
| Balcony                | 17'00"        | 1'00"        | 17.00        |
| Other<br>Composition : |               |              |              |