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{
  "typeOfReport": {
    "label": "Single Flat",
    "value": "Single_Flat"
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  "reportInformation": {
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    "proposePurchaser": false,
    "RVDSValues": true,
    "proportionateValue": false
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  "leadFrom": {
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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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      "_id": "63b67f36191f7b344b00ea0b"
    },
    "firstName": "Ayush ",
    "type": "CREDITOFFICER",
    "_id": "63d11f66be948726cc141c11",
    "email": "sewriw.mumbaisouth@bankofindia.co.in",
    "mobileNo": "",
    "workMobileNo": "9936172300",
    "lastName": "Tripathi "
  },
  "fees": {
    "type": "agreed",
    "propertyValue": "0",
    "discussWithPerson": "Ayush ",
    "expectedFees": null,
    "quotedAmount": "0"
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"organization": {
  "_id": "643a5702108b68389ed72f71",
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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"
},
"client": {
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  "type": "BANK",
  "name": "Bank of India",
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  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "branchCode": "",
  "mobileNo": "2224100167",
  "alternateMobileNo": "",
  "email": "sewriW.Mumbaisouth@bankofindia.co.in",
  "fax": "",
  "ledgerName": "",
  "sendStructuralCertificate": "0",
  "address": "12, Rajiv Industrial Estate, T J ROad, Sewari West Mumbai 400015\n"
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  "label": "Land & Building / Immovable Property"
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  "value": "Residential"
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"zone": {
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"role": "PICKUPPERSON",
"firstName": "NIDHI",
"email": "nidhi.kajwe97@gmail.com",
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"shortName": "NIDHI",
"workWithDocumentMaker": ""
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"siteEngineer": {
"type": "EMPLOYEE",
"_id": "60f9462345132d6a6bddb9d5",
"role": "SITEENGINEER",
"firstName": "Dashrath ",
"email": "dasrat.jaiswar1234@gmail.com",
"lastName": "Jaiswar",
"mobileNo": "9987305468",
"designation": "",
"shortName": "DFJ",
"workWithDocumentMaker": ""
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"rateVerifier": {
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"_id": "64dc7184ccaf1e7b7f637f47",
"role": "FRONTDESK",
"firstName": "Binumon",
"email": "binu@vastukala.org",
"lastName": "Moozhickal",
"mobileNo": "9930252906",
"designation": "Back Office Team Leader",
"shortName": "BS",
"workWithDocumentMaker": "5ffe92d27737ca4d986b6453",
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"maker": {
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"firstName": "Bhavika",
"email": "bhavikachavan0102@gmail.com",
"lastName": "chavan",
"mobileNo": "8390804382",
"designation": "Site Engineer",
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  "lastName": "Moozhickal",
  "shortName": "BS",
  "email": "binu@vastukala.org",
  "designation": "Back Office Team Leader",
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        "label": "Registered Valuer"
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    ],
    "type": "EMPLOYEE",
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    "role": "VALUER",
    "firstName": "Manoj",
    "email": "manoj@vastukala.org",
    "lastName": "Chalikwar",
    "mobileNo": "9819597579",
    "designation": "Registered Valuer",
    "registrationNo": [
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        },
        "_id": "60af80072ffdf65bcd658651",
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      {
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          "label": "FIIV"
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\\profilePhoto_1622114310919_Manoj C.jpeg",
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  "fatherName": "Baburao"
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  "value": "BANK"
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  "longitude": "72.827101"
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  "remark": ""
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"compositionFlatType": {
  "value": "2BHK",
  "label": "2 BHK"
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"externalReportDetails": {
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  "finalMeasurementType": "Sq. Ft.",
  "underConstruction": false
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"address": {
  "state": {
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    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
    "name": "Country",
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    "value": "India",
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    "value": "Lower Parel Division ",
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  "label": true
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"city": {
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  "name": "City",
  "key": "city",
  "value": "",
  "label": false
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  "key": "tahasilNo",
  "value": "",
  "label": true
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  "key": "taluka",
  "value": "Mumbai",
  "label": true
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  "value": "",
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"buildingName": {
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"value": "Siddhivinayak Darshan Co - Op Hsg. Soc. Ltd. ",
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  "key": "selectArea",
  "value": "",
  "label": true
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"street1": {
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  "key": "street1",
  "value": "J. R. Boricha Marg, Satrasta ",
  "label": false
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  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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  "name": "Wing",
  "key": "wing",
  "value": "B",
  "label": true
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"projectName": {
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  "name": "Project Name",
  "key": "projectName",
  "value": "",
  "label": false
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  "name": "New/Current Survey No.",
  "key": "newSurveyNumber",
  "value": "",
  "label": true
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  "key": "hissaNo",
  "value": "",
  "label": true
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  "key": "CTSNo",
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  "label": true
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  "value": "",
  "label": true
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  "key": "selectNo",
  "value": "415",
  "label": false
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"value": "",
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"khataNo": {
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  "key": "khataNo",
  "value": "",
  "label": false
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  "key": "mouza",
  "value": "",
  "label": true
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  "key": "SRO",
  "value": "",
  "label": false
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  "key": "policeStation",
  "value": "",
  "label": false
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"GUTNo": {
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  "name": "Gut No.",
  "key": "GUTNo",
  "value": "",
  "label": true
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  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
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    "label": "Vitrified Tile Flooring"
  },
  "doors": {
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    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Aluminium_Sliding_Windows_with_window_grills",
    "label": "Aluminium Sliding Windows with window grills"
  },
  "fittings": {
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"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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    "label": "sole ownership"
  },
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  },
  "populationGroupList": {
    "value": "Semi_Urban",

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"label": "Semi Urban"
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"townplanApprovedByList": {
  "value": "Slum_Rehabilitation_Authority",
  "label": "Slum Rehabilitation Authority"
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"whetherCoveredUnderAnyState": {
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  "label": "No"
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"asPerActualAgreement": {
  "north": "J. R. Boricha Marg",
  "west": "SRA H Wing & Railway Track",
  "south": "Laxmipuja Apartment",
  "east": "Ganaraj Apartment"
},
"asPerDocumentAgreement": {
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  "west": "Details not available",
  "south": "Details not available",
  "east": "Details not available"
},
"unitBoundaries": {
  "asPerActual": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "asPerDocument": {
    "north": "",
    "west": "",
    "south": "",
    "east": ""
  },
  "isDisplay": false,
  "title": "Boundaries of The Flat"
},
"whichTheLocalityIsServed": {
  "buses": {
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  "taxies": {
    "title": "Taxies"
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  "auto": {
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    "title": "Auto"
  },
  "privateCars": {
    "title": "Private Cars"
  }
},
"extraDetailOfProperty": "",
"dateOfIssusApprovePlan": "As Occupancy Certificate is available it may be assumed that the construction is as per Sanctioned Plan.",
"approvePlanVerified": "N.A",
"empanelledOfApprovePlan": "N.A",
"unauthorizedConstruction": "",
"extraDetailOfBuilding": "",
"compoundWall": ""
},
"landAndBuildingDetails": {
  "actualBuildingBoundaries": [],
  "documentsBuildingBoundaries": []
},
"apfDetails": {
  "buildings": [],
  "compositions": []
},
"compositeRate": {
  "remark": "1) At the time of Site visit Flat No. 415 & 416 are internally amalgamated with single entrance.\n2) Area of amalgamated Flat No. 415 & 416 as per site measurement is 510.00 Sq. Ft, Hence, Tax Assessment carpet area 225.00 sq.ft Consider for the purpose of valuation.",
  "depreciationPercentage": "25.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "32786",
  "depreciatedBuildingRate": "2086"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "302260",
  "landRate": "146030",
  "igrImage": "cases/672ce44a2876c84ff194c70b/igr_1733807781647_Image.png",
  "squareMeterGuideLineRate": "302260.00",
  "squareFeetGuideLineRate": "28081.00"
},
"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "83",
  "rate": "25613.00",

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"squareFeetGuideLineRate": "25613.00",
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},
"outgoingDetail": {
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    "label": "Middle Class"
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  "propertyTypeOfUseList": {
    "value": "Residential_Purpose",
    "label": "Residential Purpose"
  },
  "propertyOccupiedByList": {
    "value": "Seller_Occupied",
    "label": "Seller Occupied"
  },
  "monthlyRent": "N.A",
  "assessmentNo": "No. 4000480",
  "taxPaidHolderName": "Details not available",
  "taxAmount": "Details not available",
  "electricityServiceConnectionNo": "Details not available",
  "meterCardHolderName": "Details not available",
  "undividedAreaOfLandAsPerSaleDeed": "Details not available",
  "floorSpaceIndex": "As per SRA norms",
  "tenantName": "",
  "maintenanceOfFlat": "Good"
},
"marketability": {
  "marketabilityList": {
    "value": "Good",
    "label": "Good"
  },
  "anyFavouringForExtraPotentialValue": "Located in Developed Area",
  "negativeFactorsOfAffectMarketValue": "No"
},
"siteMeasurement": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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"label": "Municipal Water Supply"
},
"pavementLaid": {
  "value": "Yes",
  "label": "Yes"
},
"carParking": "Stilt Parking",
"constructionWorkStatus": {
  "value": "Completed",
  "label": "Completed"
},
"asthetikLook": {
  "value": "Plain_Looking",
  "label": "Plain Looking"
},
"dateOfConstruction": {
  "date": "1",
  "month": "1",
  "year": "2007",
  "fullDate": "1/1/2007"
},
"planningArea": {
  "value": "Residential",
  "label": "Residential"
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"typeOfStructure": {
  "value": "R.C.C._Framed_Structure",
  "label": "R.C.C. Framed Structure"
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"typeOfFoundation": {
  "value": "rcc",
  "label": "R.C.C. Foundation"
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"qualityOfConstruction": {
  "value": "Good",
  "label": "Good"
},
"materialUsedList": {
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  "label": "Good"
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"buildingSpecification": {
  "value": "Standard",
  "label": "Standard"
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"structuralSafety": {
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"value": "Good",
"label": "Good"
},
"protAgainstNatDis": {
"value": "Designed_as_per_I.S._codes",
"label": "Designed as per I.S. codes"
},
"sewerageSystem": {
"value": "MunicipalSewerageSystem",
"label": "Connected to Municipal Sewerage System"
},
"walls": {
"value": "1",
"label": "Yes"
},
"appearanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenanceOfTheBuilding": {
"value": "Good",
"label": "Good"
},
"maintenancelssues": {
"value": "1",
"label": "Yes"
},
"visibleDamageInBuilding": {
"value": "1",
"label": "Yes"
},
"systemOfAirConditioning": {
"value": "1",
"label": "Yes"
},
"provisionOfFirefighting": {
"value": "1",
"label": "Yes"
},
"groundStilt": {
"value": "stilt",
"label": "Stilt"
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"yearOfConstructionAsPer": {
"value": "as_per_occupancy_certificate",
"label": "As per occupancy certificate"
}
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"isSiteVisitAllowed": true,
"ageOfBuilding": "17",
"totalLifeBuilding": "60",
"estimatedAge": "43",
"noOfBasement": "",
"noOfPodium": "",
"noOfAmenityFloors": "",
"noOfFloors": "7",
"flatFloorNo": "4",
"noOfLifts": "1",
"noOfDwellingUnitsInBuilding": "6"
},
"finalPlinthArea": {
  "area": "270.00",
  "areaType": "Built Up",
  "measurementType": "Sq. Ft.",
  "areaAsPer": "Carpet Area + 20%"
},
"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/672ce44a2876c84ff194c70b/
routeMap_1733810902543_Image.png",
    "routeLat": "18.986135",
    "routeLng": "72.827216",
    "stationName": "Mahalaxmi",
    "routeDistance": "900 Mts.",
    "routeStation": {
      "value": "Railway_Station",
      "label": "Railway Station"
    }
  }
},
"finalLatLng": {
  "coordinates": [
    0,
    0
  ],
  "type": "Point"
},
"showLocation": {
  "latLng": false,
  "finallatLng": false
},
"locationMapImg": [
  {
    "id": "ng6ewj",
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    "name": "ng6ewj",
    "image": "cases/672ce44a2876c84ff194c70b/
routeMap_1733810747679_Image.png"
  }
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},
"valuation": {
  "fairMarketValue": {
    "costOfConstruction": "",
    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
  "kitchenArrangementsQty": "0",
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  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "totalelectricityDepositsRate": "0",
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  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
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  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
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  "finalValue": "7376850.00",
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  "realizableValuePercentage": "90",
  "bookValueDocument": null,
  "purchaseValueDocument": null,
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"bookValue": "0"
},
"outward": {
  "status": false,
  "remark": "SYSTEM_GENERATED"
},
"rateVerify": {
  "status": false
},
"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
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    "isHideFloor": false,
    "status": false
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  "internalBrickWork": {
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    "isHideFloor": false,
    "status": false
  },
  "externalBrickWork": {
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    "isHideFloor": false,
    "status": false
  },
  "internalPlastering": {
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"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"externalPlastering": {
"label": "External Plastering",
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"isHideFloor": false,
"status": false
},
"door": {
"label": "Door",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"window": {
"label": "Window",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
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"flooringTilingKitchenPlatform": {
"label": "Flooring, Tiling, Kitchen Platform",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
"status": false
},
"internalPainting": {
"label": "Internal Painting",
"floorsCompleted": "",
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"isHideFloor": false,
"status": false
},
"externalPainting": {
"label": "External Painting",
"floorsCompleted": "",
"percentage": "0.00",
"isHideFloor": false,
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"status": false
},
"electrificationPlumbingSanitaryInstallation": {
  "label": "Electrification, Plumbing, Sanitary Installation",
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"liftInstallation": {
  "label": "Lift Installation",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"passageStaircaseLobbyDevelopment": {
  "label": "Passage, Staircase & Lobby Development",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"externalDevelopmentFinalFinishing": {
  "label": "External Development & Final Finishing",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": false
},
"workCompleted": {
  "label": "Work Completed (%)",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": true,
  "status": true
}
},
"guidelineDetails": {
  "finalGuidelineValue": "6915510.00",
  "selectedBuildUpValue": "270.00",
  "selectedBuildUpMeasurementType": "Sq. Ft."
},
"reportImages": {
  "frontPageImages": [
    {
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    "status": false,
    "_id": "672f250bdb8518c41106125",
    "name": "externallmg_1731142922936_1731142905768_image_16.jpeg",
    "path": "cases/672ce44a2876c84ff194c70b/
externallmg_1731142922936_1731142905768_image_16.jpeg",
    "orientation": "portrait"
  }
],
"selfieWithSiteVisitImages": [],
"externalPhotos": [],
"parkingImages": [],
"societyNameBoardImage": [],
"compositionImages": [
  {
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    "_id": "672f250bdb8518c4110611d",
    "name": "Living Room",
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    "orientation": "portrait"
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    "_id": "672f250bdb8518c4110611a",
    "name": "Living Room",
    "path": "cases/672ce44a2876c84ff194c70b/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/672ce44a2876c84ff194c70b/
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/672ce44a2876c84ff194c70b/
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    "orientation": "portrait"
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  {
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    "orientation": "portrait"
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    "name": "Living Room",
    "path": "cases/672ce44a2876c84ff194c70b/
externallmg_1731142918341_1731142905768_image_10.jpeg",
    "orientation": "portrait"
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  {
    "status": false,
    "_id": "672f250b0db8518c41106115",
    "name": "Living Room",
    "path": "cases/672ce44a2876c84ff194c70b/
externallmg_1731142911465_1731142905768_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "672f250b0db8518c41106125",
    "name": "Living Room",
    "path": "cases/672ce44a2876c84ff194c70b/
externallmg_1731142922936_1731142905768_image_16.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "672f250b0db8518c41106127",
    "name": "Living Room",
    "path": "cases/672ce44a2876c84ff194c70b/
externallmg_1731142923361_1731142905768_image_18.jpeg",
    "orientation": "portrait"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
    "min": "30533.00",
    "max": "36000.00"
  }
},
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"builtUpRateRange": {
  "min": "25444.00",
  "max": "30000.00"
},
"saleableRateRange": {
  "min": "21204.00",
  "max": "25000.00"
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"detailsOfValuation": {
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    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
    "title": "Wardrobes",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "showcases": {
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    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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  "kitchenArrangements": {
    "title": "Kitchen arrangements",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
    "title": "Superfine finish",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
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"estimatedValue": "0.00",
"status": true,
"isEditable": true
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"interiorDecorations": {
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  "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
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"potentialValue": {
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  "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",
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"quantity": "",
"ratePerUnit": "",
"estimatedValue": "0.00",
"status": true,
"isEditable": false
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"taskStatus": {
"SITE_INSPECTION": true,
"RATE_VERIFY": false,
"MAKER": false,
"CHECKER": false,
"PREPARE_INVOICE": false,
"PRINT": false,
"SIGN": false,
"SIGNED_REPORT_UPLOAD": false,
"DELIVERY": false,
"PAYMENT_COLLECT": false,
"COMPLETED": false
},
"createCase": "false",
"type": "CASE",
"leadType": {
"label": "Lead",
"value": "LEAD"
},
"siteVisitType": "PARTIAL",
"isExternalReport": false,
"isSiteMeasurementAllowed": true,
"finalValuationArea": "225.00",
"empanelmentNo": [
"KZO/CR/19-20/582"
],
"isAdvanceInvoice": false,
"status": true,
"caseStatus": "READYFORCHECKER",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "672ce44a2876c84ff194c70b",
"ownerName": "Geeta Arvind Wagh",
"ownerPhoneNo": "9833824498",
"appAddress": "Flat No 415 4th Floor Wing-B Siddhivinayak Darshan CHS LTD J R
Boricha Marg Satrasta Mumbai- 400011",
"remark": "",
"documents": [
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{
  "documentType": {
    "value": "60ae1251aa6d152c1801b317",
    "label": "Gift Deed"
  },
  "inputs": {
    "documentDate": "29/07/2017",
    "from": {
      "value": "Donor",
      "label": "Donor"
    },
    "Donor": "Mrs. Jasu Madhavji Rathod",
    "to": {
      "value": "donee",
      "label": "donee"
    },
    "donee": "Geeta Arvind Wagh"
  },
  "isHardCopy": false,
  "displayStatus": true,
  "id": "974543",
  "path": "cases/672ce44a2876c84ff194c70b/
document_1730995123969_1730995115542_Vijay_Kalu_Rathod_Flat_No_415.pdf",
  "fileName":
"document_1730995123969_1730995115542_Vijay_Kalu_Rathod_Flat_No_415.pdf"
},
{
  "documentType": {
    "value": "60ae124faa6d152c1801b30f",
    "label": "Article of Agreement"
  },
  "inputs": {
    "documentDate": "27/10/2004",
    "from": {
      "value": "Seller",
      "label": "Seller"
    },
    "Seller": "M/s. Darshan Construction",
    "to": {
      "value": "purchaser",
      "label": "purchaser"
    },
    "purchaser": "Shri. Prem M. Rathod"
  },
  "isHardCopy": false,
  "displayStatus": false,
}
```

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"fileName": "document_1733809348001_document_1730995123969_1730995115542_Vijay_Kalu_Rathod_Flat_No_415.pdf",
"path": "cases/672ce44a2876c84ff194c70b/document_1733809348001_document_1730995123969_1730995115542_Vijay_Kalu_Rathod_Flat_No_415.pdf",
"id": "291623",
"uploadedBy": "62691c48afd7d55eddecfda3",
"createdAt": "Tue Dec 10 2024 05:42:32 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae125faa6d152c1801b35b",
    "label": "Property Tax Receipt"
  },
  "inputs": {
    "documentDate": "06/02/2020",
    "nameOfApprovingAuthority": {
      "value": "Municipal_Corporation_of_Greater_Mumbai",
      "label": "Municipal Corporation of Greater Mumbai"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "4000480 "
},
"isHardCopy": false,
"displayStatus": false,
"id": "596934",
"path": "cases/672ce44a2876c84ff194c70b/document_1733809665784_1733723217306_assesment_tax.pdf",
"fileName": "document_1733809665784_1733723217306_assesment_tax.pdf"
},
{
  "documentType": {
    "value": "60ae1247aa6d152c1801b2ea",
    "label": "Commencement Certificate"
  },
  "inputs": {
    "documentDate": "12/05/2004",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  }
}
```

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    },
    "No": "SRA / ENG / 1019 / GS / ML / AP"
  },
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  "displayStatus": false,
  "id": "644710",
  "path": "cases/672ce44a2876c84ff194c70b/
document_1733809848750_179580.pdf",
  "fileName": "document_1733809848750_179580.pdf"
},
{
  "documentType": {
    "value": "60ae124baa6d152c1801b2fd",
    "label": "Occupancy Certificate"
  },
  "inputs": {
    "documentDate": "27/08/2007",
    "nameOfApprovingAuthority": {
      "value": "Slum_Rehabilitation_Authority_(SRA)",
      "label": "Slum Rehabilitation Authority (SRA)"
    },
    "number": {
      "value": "No",
      "label": "No"
    }
  },
  "No": "SRA / ENG / 1019 / GS / ML / AP "
},
  "isHardCopy": false,
  "displayStatus": false,
  "fileName": "document_1733809916860_1733723217340_OC_1.pdf",
  "path": "cases/672ce44a2876c84ff194c70b/
document_1733809916860_1733723217340_OC_1.pdf",
  "id": "364414",
  "uploadedBy": "62691c48afd7d55eddecfda3",
  "createdAt": "Tue Dec 10 2024 05:51:57 GMT+0000 (Coordinated Universal Time)"
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{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
    "documentDate": "30/09/2018",
    "remark": "issued by Siddhivinayak Darshan Co - Op Hsg. Soc. Ltd. \\",
    "to": {
      "value": "donee",

```

```
    "label": "donee"
  },
  "donee": "Geeta Arvind Wag",
  "number": {
    "value": "No",
    "label": "No"
  },
  "No": "30"
},
"isHardCopy": false,
"displayStatus": false,
"fileName": "document_1733814772733_140373.pdf",
"path": "cases/672ce44a2876c84ff194c70b/
document_1733814772733_140373.pdf",
"id": "960035",
"uploadedBy": "62691c48afd7d55eddecfda3",
"createdAt": "Tue Dec 10 2024 07:12:52 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "012228",
"createdBy": "665ac13f42f4717ae30de3d5",
"caseHistory": [
  {
    "id": "161821",
    "title": "Create Lead",
    "description": "Create Lead",
    "datetime": "Thu Nov 07 2024 16:01:14 GMT+0000 (Coordinated Universal Time)"
  }
],
"owners": [
  {
    "name": "Geeta Arvind Wagh",
    "phone": "9833824498",
    "ownershipShare": "",
    "email": "",
    "id": "211992"
  }
],
"proposePurchasers": [],
"siteInspection": [],
"composition": [
  {
    "measurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    }
  },

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"id": "336147",
"name": "Living Room",
"length": "24.42",
"length1": "24",
"length2": "5",
"width": "7.75",
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"width2": "9",
"totalArea": "189.23",
"images": [],
"extraAreas": [],
"finalArea": "189.23"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
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  "name": "Kitchen",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "10.33",
  "width1": "10",
  "width2": "4",
  "totalArea": "75.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "75.78"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "2",
  "name": "Bedroom",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "13.92",
  "width1": "13",
  "width2": "11",
  "totalArea": "96.26",
  "images": [],
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```
"extraAreas": [],
"finalArea": "96.26"
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  "measurementType": {
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    "label": "Square Feet"
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  "name": "Bedroom",
  "length": "6.92",
  "length1": "6",
  "length2": "11",
  "width": "13.83",
  "width1": "13",
  "width2": "10",
  "totalArea": "95.68",
  "images": [],
  "extraAreas": [],
  "finalArea": "95.68"
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    "value": "Square_Feet",
    "label": "Square Feet"
  },
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  "name": "Toilet",
  "length": "6.83",
  "length1": "6",
  "length2": "10",
  "width": "3.83",
  "width1": "3",
  "width2": "10",
  "totalArea": "26.19",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.19"
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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "6",
  "name": "WC",
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"length": "3.67",
"length1": "3",
"length2": "8",
"width": "7.33",
"width1": "7",
"width2": "4",
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"finalArea": "26.89",
"extraAreas": []
}
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
{
  "typeOfDocument": {
    "value": "60ae125faa6d152c1801b35b",
    "label": "Property Tax Receipt"
  },
  "docMeasurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "436223",
  "selectAreaTypeDocument": "Carpet",
  "totalAreaDocument": "225",
  "squareMeterArea": "20.9",
  "docFinalBuiltUp": "270",
  "docFinalBuiltUpSquareMeter": "25.08",
  "docBuiltupPercentage": "20",
  "docSaleablePercentage": "0",
  "docFinalSaleable": "0",
  "docFinalSaleableSquareMeter": "0"
}
],
"images": [],
"indicatorArr": [
{
  "carpetArea": {
    "area": "225.00",
    "squareMeterArea": "20.90",
    "expectedRate": "31555.56",
    "percentage": ""
  },
  "builtUpArea": {
```

```
"area": "270.00",
"squareMeterArea": "25.08",
"expectedRate": "26296.30",
"percentage": "20"
},
"saleableArea": {
"area": "324.00",
"squareMeterArea": "30.10",
"expectedRate": "21913.58",
"percentage": "20"
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"printlnReport": true,
"_id": "6757cedb821be57904f1e302",
"property": "Flat",
"area": "270",
"builtUpPercentage": "20",
"saleablePercentage": "20",
"rateType": "price_Indicator",
"areaType": "Built_Up",
"floor": "",
"source": "square_yards",
"expectedPrice": "7100000",
"expectedRate": "31555.56",
"builtUpExpectedRate": "7100000",
"image": "cases/672ce44a2876c84ff194c70b/
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"squareMeter": "25.08",
"id": "734286"
},
{
"carpetArea": {
"area": "291.67",
"squareMeterArea": "27.10",
"expectedRate": "35999.59",
"percentage": ""
},
"builtUpArea": {
"area": "350.00",
"squareMeterArea": "32.52",
"expectedRate": "30000.00",
"percentage": "20"
},
"saleableArea": {
"area": "420.00",
"squareMeterArea": "39.02",
"expectedRate": "25000.00",
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    "percentage": "20"
  },
  "printlnReport": true,
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  "property": "Flat",
  "area": "350",
  "builtUpPercentage": "20",
  "saleablePercentage": "20",
  "rateType": "price_Indicator",
  "areaType": "Built_Up",
  "floor": "",
  "source": "Housing.Com",
  "expectedPrice": "10500000",
  "expectedRate": "35999.59",
  "builtUpExpectedRate": "10500000",
  "image": "cases/672ce44a2876c84ff194c70b/
indicator_1733807596733_Image.png",
  "squareMeter": "32.52",
  "id": "631333"
},
{
  "carpetArea": {
    "area": "225.00",
    "squareMeterArea": "20.90",
    "expectedRate": "32666.67",
    "percentage": ""
  },
  "builtUpArea": {
    "area": "270.00",
    "squareMeterArea": "25.08",
    "expectedRate": "27222.22",
    "percentage": "20"
  },
  "saleableArea": {
    "area": "324.00",
    "squareMeterArea": "30.10",
    "expectedRate": "22685.19",
    "percentage": "20"
  },
  "printlnReport": true,
  "_id": "6757cedb821be57904f1e304",
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  "builtUpArea": {
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    "squareMeterArea": "41.26",
    "expectedRate": "25443.57",
    "percentage": "20"
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  "saleableArea": {
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    "expectedRate": "21203.14",
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  "orientation": "portrait"
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},
{
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    "path": "cases/672ce44a2876c84ff194c70b/
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    "createdAt": "Mon Dec 09 2024 05:46:57 GMT+0000 (Coordinated Universal Time)",
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  {
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    "filename": "1733723217340_OC_1.pdf",
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  {
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    "filename": "1733723217373_Tax_assessment_for_each_flat_2.pdf",
    "path": "cases/672ce44a2876c84ff194c70b/
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    "size": "782094",
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(West) Branch ).xlsx",
      "filename": "1733807831026_Vijay_Kalu_Rathod___Flat_No_415__416___Bank_of
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      "path": "cases/672ce44a2876c84ff194c70b/processingDocuments/1733807831026_
Vijay_Kalu_Rathod___Flat_No_415__416___Bank_of_India__Sewari_West_Branch_.xl
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      "size": "845481",
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      "uploadedBy": "64dc7184ccaf1e7b7f637f47"
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  "leadRemarks": [],
  "audioRemarks": [],
  "remarks": [
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        "role": "MAKER+CHECKER",
        "firstName": "Vaishali",
        "lastName": "Sarmalkar",
        "profilePhoto": "users\\5fc78e26625ecd20ec1f88e9\\
\\profilePhoto_1622369721406_Vaishali Sarmalkar Photo.jpg"
      },
      "workType": "RATE_VERIFY",
      "display": true,
      "status": true,
      "_id": "672dc05eb1ed058c1696cfa8",
      "note": "Required OC. issued in Gift Deed and Dev, Agreement for area",
      "taskId": "672d9ab952140a502a6a57db",
      "createdAt": "2024-11-08T07:40:14.191Z"
    },
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        "firstName": "Binumon",
        "lastName": "Moozhickal",
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"updatedAt": "2024-12-10T07:13:14.981Z",
"__v": 0,
"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
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"fullAddress": "Residential Flat No. 415, 4th Floor, Wing - B, Siddhivinayak Darshan
Co - Op Hsg. Soc. Ltd. , J. R. Boricha Marg, Satrasta , Village - Lower Parel Division ,
Taluka - Mumbai, District - Mumbai, PIN - 400 011, State - Maharashtra, India",
"updatedAtBy": "62691c48afd7d55eddecfda3",
"addressForMap": "",
"caseReferredBy": "",
"contactPersonName": "Mr. Vijay Kalu Rathod ",
"email": "",
"isExternal": "false",
"isUrgent": "false",
"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": "",
"relationWithOwner": "Seller Representative",
"reald": "",
"siteVisitContactNo": "9833824498",
"reason": "documents received",
"siteVisitDate": "2024-11-09",
"buildingServicesRate": "2800",
"finalAreaType": "Carpet Area",
"finalAsPerArea": "Property Tax Receipt",
"finalBuiltUpPercentage": "20",
"finalCarpetConvertToBuiltUpPer": "20",
"finalMeasurementType": "Sq. Ft.",
"finalValuationAreaString": "Carpet Area in Sq. Ft. = 225.00",
"flatRate": "33500",
"landOtherRate": "30700",
"shopDetails": {
  "typeOfShops": {
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    "value": "Independent_Building"
  }
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  "otherCarpetTotal": "0.00",
  "builtupPercentage": "10",
  "finalBuiltupArea": "561.03",
  "finalCarpetArea": "510.03",
  "finalSalableArea": "617.14",
  "salablePercentage": "10",
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  "siteMeasurementRemark": "",
  "finalSaleablePercentage": "0",
  "landDetails": {
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      "value": "Free_Hold"
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  "leaseDetails": {
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    "lesseeName": "",
    "leasePremium": "",
    "leaseRent": "",
    "leasePeriod": 0,
    "leaseFrom": "",
    "leaseTo": "",
    "remainingLeasePeriod": 0,
    "leaseDate": ""
  }
},
"otherCompositionBuiltUpTotal": "0.00",
"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00"
}

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Name	Length	Width	Total
Composition :			
Living Room	24'5"	7'9"	189.23
Kitchen	7'4"	10'4"	75.78
Bedroom	6'11"	13'11"	96.26
Bedroom	6'11"	13'10"	95.68

Toilet	6'10"	3'10"	26.19
WC	3'8"	7'4"	26.89
Other Composition :			