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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": {
    "label": "Fair Market Value",
    "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",
  "displayName": "Bank of India",
  "initial": "BOI",
  "remark": "Temp",
  "status": true
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"branch": {
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  "name": "Sewari (West) Branch",
  "branchCode": "",
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  "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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"assetsClass": {
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  "label": "Land & Building / Immovable Property"
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"zone": {
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"role": "PICKUPPERSON",
"firstName": "NIDHI",
"email": "nidhi.kajwe97@gmail.com",
"lastName": "KAJWE",
"mobileNo": "8850520881",
"shortName": "NIDHI",
"workWithDocumentMaker": ""
},
"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",
  "mobileNo": "9930252906",
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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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        "number": "CAT-I-F-1763"
      }
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  }
]
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\\profilePhoto_1622114310919_Manoj C.jpeg",
  "PANNo": "AERPC9086P",
  "fatherName": "Baburao"
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]
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"clientType": {
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  "value": "BANK"
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  "longitude": "72.827101"
},
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  "coordinates": [
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"siteVisit": {
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  "schedule": [],
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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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    "name": "State",
    "key": "state",
    "value": "Maharashtra",
    "label": true
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  "country": {
    "status": true,
    "name": "Country",
    "key": "country",
    "value": "India",
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    "key": "village",
    "value": "Lower Parel Division ",
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  "key": "district",
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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": {
  "status": true,
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  "key": "selectArea",
  "value": "",
  "label": true
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  "key": "street1",
  "value": "J. R. Boricha Marg, Satrasta ",
  "label": false
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  "key": "street2",
  "value": "",
  "label": false
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  "key": "landmark",
  "value": "",
  "label": false
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"wing": {
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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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  "key": "oldSurveyNumber",
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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": "416",
  "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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"policeStation": {
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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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  "key": "postalCode",
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  "label": false
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"flatSpecifications": {
  "roof": {
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    "label": "R. C. C. Slab"
  },
  "flooring": {
    "value": "VerifiedTileFlooring",
    "label": "Vitrified Tile Flooring"
  },
  "doors": {
    "value": "Teak_Wood_Door_frame_with_Solid_flush_door",
    "label": "Teak Wood Door frame with Solid flush door"
  },
  "windows": {
    "value": "Aluminium_Sliding_Windows_with_window_grills",
    "label": "Aluminium Sliding Windows with window grills"
  },
  "fittings": {
    "value":
"Concealed_plumbing_with_C.P._fittings._Electrical_wiring_with_concealed_",
    "label": "Concealed plumbing with C.P. fittings. Electrical wiring with concealed "
  },
  "finishing": {
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    "label": "Cement Plastering + POP Finish"
  }
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"general": {
  "ownership": {
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    "label": "sole ownership"
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    "label": "Middle Class"
  },
  "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": {
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    "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"
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  "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": []
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"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.\n3) This valuation report pertaining to Flat No. 416 only.",
  "depreciationPercentage": "25.5",
  "depreciationRatioOfBuilding": "",
  "salvageValue": "10",
  "depreciatedCostOfConstruction": "32786",
  "depreciatedBuildingRate": "2086"
},
"igrRate": {
  "propertyName": "Flat",
  "rate": "302260",
  "landRate": "146030",
  "igrImage": "cases/6757ee074e53eeb25a9f800b/igr_1733807781647_Image.png",
  "squareMeterGuideLineRate": "302260.00",
  "squareFeetGuideLineRate": "28081.00"
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"igrFinalRate": {
  "floorRatePercentage": "0",
  "depreciationPercentage": "83",

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"rate": "25613.00",
"squareFeetGuideLineRate": "25613.00",
"squareMeterGuideLineRate": "275701.00"
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    "value": "Middle_Class",
    "label": "Middle Class"
  },
  "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": {
    "value": "rcc_Slab",
    "label": "R. C. C. Slab"
  },
  "partitions": {
    "value": "6\"_Thk._Brick_Masonry",
    "label": "6\" Thk. Brick Masonery"
  },
  "waterTank": {
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"value": "MunicipalWaterSupply",
"label": "Municipal Water Supply"
},
"pavementLaid": {
"value": "Yes",
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"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"
},
"qualityOfConstruction": {
"value": "Good",
"label": "Good"
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"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": {
  "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"
},
"yearOfConstructionAsPer": {
  "value": "as_per_occupancy_certificate",
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"label": "As per occupancy certificate"
},
"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%"
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"routeMap": {
  "routeMapDetail": {
    "routeMapImg": "cases/6757ee074e53eeb25a9f800b/
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
},
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    "id": "ng6ewj",
    "name": "ng6ewj",
    "image": "cases/6757ee074e53eeb25a9f800b/
routeMap_1733810747679_Image.png"
  }
]
},
"valuation": {
  "fairMarketValue": {
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    "depreciationPercentage": "",
    "depreciatedCostOfConstruction": "",
    "totalFairMarketValue": ""
  },
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  "totalwardrobesRate": "0",
  "wardrobesQty": "0",
  "showcasesQty": "0",
  "showcasesRate": "0",
  "totalshowcasesRate": "0",
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  "kitchenArrangementsRate": "0",
  "totalkitchenArrangementsRate": "0",
  "superfineFinishQty": "0",
  "superfineFinishRate": "0",
  "totalsuperfineFinishRate": "0",
  "interiorDecorationsQty": "0",
  "interiorDecorationsRate": "0",
  "totalinteriorDecorationsRate": "0",
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  "electricityDepositsRate": "0",
  "totalelectricityDepositsRate": "0",
  "extraCollapsibleGatesQty": "0",
  "extraCollapsibleGatesRate": "0",
  "totalextraCollapsibleGatesRate": "0",
  "potentialValueQty": "0",
  "potentialValueRate": "0",
  "totalpotentialValueRate": "0",
  "othersQty": "0",
  "othersRate": "0",
  "totalothersRate": "0",
  "finaltotal": "7376850.00",
  "distressValuePercentage": "80",
  "realizableValuePercentage": "90",
  "bookValue": "0",
  "finalValue": "7376850.00"
```

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},
"outward": {
  "status": true,
  "remark": "SYSTEMGENERATED",
  "date": "Tue Dec 10 2024 07:41:59 GMT+0000 (Coordinated Universal Time)",
  "number": "2309519",
  "dayCount": "13",
  "monthCount": "217",
  "generatedBy": "64dc7184ccaf1e7b7f637f47"
},
"rateVerify": {
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"underConstruction": {
  "rccFootingFoundation": {
    "label": "RCC Footing/Foundation",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": true
  },
  "rccPlinth": {
    "label": "RCC Plinth",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "fullBuildingRcc": {
    "label": "Full Building Rcc",
    "floorsCompleted": "",
    "percentage": "0.00",
    "isHideFloor": false,
    "status": false
  },
  "internalBrickWork": {
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    "isHideFloor": false,
    "status": false
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  "externalBrickWork": {
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    "floorsCompleted": "",
    "percentage": "0.00",
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"isHideFloor": false,
"status": false
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"internalPlastering": {
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  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPlastering": {
  "label": "External Plastering",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"door": {
  "label": "Door",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"window": {
  "label": "Window",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"flooringTilingKitchenPlatform": {
  "label": "Flooring, Tiling, Kitchen Platform",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"internalPainting": {
  "label": "Internal Painting",
  "floorsCompleted": "",
  "percentage": "0.00",
  "isHideFloor": false,
  "status": false
},
"externalPainting": {
```

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"label": "External Painting",
"floorsCompleted": "",
"percentage": "0.00",
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"electrificationPlumbingSanitaryInstallation": {
"label": "Electrification, Plumbing, Sanitary Installation",
"floorsCompleted": "",
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"isHideFloor": false,
"status": false
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"liftInstallation": {
"label": "Lift Installation",
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"isHideFloor": false,
"status": false
},
"passageStaircaseLobbyDevelopment": {
"label": "Passage, Staircase & Lobby Development",
"floorsCompleted": "",
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"isHideFloor": true,
"status": false
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"externalDevelopmentFinalFinishing": {
"label": "External Development & Final Finishing",
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"isHideFloor": true,
"status": false
},
"workCompleted": {
"label": "Work Completed (%)",
"floorsCompleted": "",
"percentage": "0.00",
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"status": true
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},
"guidelineDetails": {
"finalGuidelineValue": "6915510.00",
"selectedBuildUpValue": "270.00",
"selectedBuildUpMeasurementType": "Sq. Ft."
}
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},
"reportImages": {
  "frontPageImages": [
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      "name": "externallmg_1731142922936_1731142905768_image_16.jpeg",
      "path": "cases/6757ee074e53eeb25a9f800b/
externallmg_1731142922936_1731142905768_image_16.jpeg",
      "orientation": "portrait"
    }
  ],
  "selfieWithSiteVisitImages": [],
  "externalPhotos": [],
  "parkingImages": [],
  "societyNameBoardImage": [],
  "compositionImages": [
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      "name": "Living Room",
      "path": "cases/6757ee074e53eeb25a9f800b/
externallmg_1731142917170_1731142905768_image_8.jpeg",
      "orientation": "portrait"
    },
    {
      "status": false,
      "_id": "672f250bdb8518c4110611a",
      "name": "Living Room",
      "path": "cases/6757ee074e53eeb25a9f800b/
externallmg_1731142914661_1731142905768_image_5.jpeg",
      "orientation": "portrait"
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      "_id": "672f250bdb8518c4110611b",
      "name": "Living Room",
      "path": "cases/6757ee074e53eeb25a9f800b/
externallmg_1731142915661_1731142905768_image_6.jpeg",
      "orientation": "portrait"
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    {
      "status": false,
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      "name": "Living Room",
      "path": "cases/6757ee074e53eeb25a9f800b/
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
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    "orientation": "portrait"
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    "status": false,
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    "name": "Living Room",
    "path": "cases/6757ee074e53eeb25a9f800b/
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    "orientation": "portrait"
  },
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    "status": false,
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    "name": "Living Room",
    "path": "cases/6757ee074e53eeb25a9f800b/
externallmg_1731142911465_1731142905768_image_0.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "672f250bdb8518c41106125",
    "name": "Living Room",
    "path": "cases/6757ee074e53eeb25a9f800b/
externallmg_1731142922936_1731142905768_image_16.jpeg",
    "orientation": "portrait"
  },
  {
    "status": false,
    "_id": "672f250bdb8518c41106127",
    "name": "Living Room",
    "path": "cases/6757ee074e53eeb25a9f800b/
externallmg_1731142923361_1731142905768_image_18.jpeg",
    "orientation": "portrait"
  }
]
},
"indicatorRange": {
  "carpetRateRange": {
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"min": "30533.00",
"max": "36000.00"
},
"builtUpRateRange": {
  "min": "25444.00",
  "max": "30000.00"
},
"saleableRateRange": {
  "min": "21204.00",
  "max": "25000.00"
}
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"detailsOfValuation": {
  "presentValueOfFlat": {
    "title": "Present value of the flat (incl. car parking, if provided)",
    "quantity": "0.00",
    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": false
  },
  "wardrobes": {
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
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    "ratePerUnit": "0.00",
    "estimatedValue": "0.00",
    "status": true,
    "isEditable": true
  },
  "superfineFinish": {
```



```
"title": "Superfine finish",
"quantity": "0.00",
"ratePerUnit": "0.00",
"estimatedValue": "0.00",
"status": true,
"isEditable": true
},
"interiorDecorations": {
  "title": "Interior Decorations",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
},
"electricityDeposits": {
  "title": "Electricity deposits / electrical fittings, etc",
  "quantity": "0.00",
  "ratePerUnit": "0.00",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": true
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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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  "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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```

```
},
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  "quantity": "",
  "ratePerUnit": "",
  "estimatedValue": "0.00",
  "status": true,
  "isEditable": false
}
},
"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": "REPORTGENERATED",
"paymentStatus": "NA",
"invoiceIds": [],
"paymentIds": [],
"_id": "6757ee074e53eeb25a9f800b",
"ownerName": "Geeta Arvind Wagh",
"ownerPhoneNo": "9833824498",
"appAddress": "Flat No 415 4th Floor Wing-B Siddhivinayak Darshan CHS LTD J R
```

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Boricha Marg Satrasta Mumbai- 400011",
"remark": "",
"documents": [
  {
    "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/6757ee074e53eeb25a9f800b/
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"
    }
  }
]
```

```
    },
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    "displayStatus": false,
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42_Vijay_Kalu_Rathod_Flat_No_415.pdf",
    "path": "cases/6757ee074e53eeb25a9f800b/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/6757ee074e53eeb25a9f800b/
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"
},
"No": "SRA / ENG / 1019 / GS / ML / AP"
},
"isHardCopy": false,
"displayStatus": false,
"id": "644710",
"path": "cases/6757ee074e53eeb25a9f800b/
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/6757ee074e53eeb25a9f800b/
document_1733809916860_1733723217340_OC_1.pdf",
  "id": "364414",
  "uploadedBy": "62691c48afd7d55eddecfda3",
  "createdAt": "Tue Dec 10 2024 05:51:57 GMT+0000 (Coordinated Universal Time)"
},
{
  "documentType": {
    "value": "60ae1248aa6d152c1801b2ef",
    "label": "Society Share Certificate"
  },
  "inputs": {
    "documentDate": "30/09/2018",
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"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/6757ee074e53eeb25a9f800b/
document_1733814772733_140373.pdf",
"id": "960035",
"uploadedBy": "62691c48afd7d55eddecfda3",
"createdAt": "Tue Dec 10 2024 07:12:52 GMT+0000 (Coordinated Universal Time)"
}
],
"caseNumber": "012969",
"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": {
```

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    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "336147",
  "name": "Living Room",
  "length": "24.42",
  "length1": "24",
  "length2": "5",
  "width": "7.75",
  "width1": "7",
  "width2": "9",
  "totalArea": "189.23",
  "images": [],
  "extraAreas": [],
  "finalArea": "189.23"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "1",
  "name": "Kitchen",
  "length": "7.33",
  "length1": "7",
  "length2": "4",
  "width": "10.33",
  "width1": "10",
  "width2": "4",
  "totalArea": "75.78",
  "images": [],
  "extraAreas": [],
  "finalArea": "75.78"
},
{
  "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": [],
"extraAreas": [],
"finalArea": "96.26"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "3",
  "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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{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  },
  "id": "4",
  "name": "Toilet",
  "length": "6.83",
  "length1": "6",
  "length2": "10",
  "width": "3.83",
  "width1": "3",
  "width2": "10",
  "totalArea": "26.19",
  "images": [],
  "extraAreas": [],
  "finalArea": "26.19"
},
{
  "measurementType": {
    "value": "Square_Feet",
    "label": "Square Feet"
  }
}
```



```
    },
    "id": "6",
    "name": "WC",
    "length": "3.67",
    "length1": "3",
    "length2": "8",
    "width": "7.33",
    "width1": "7",
    "width2": "4",
    "totalArea": "26.89",
    "images": [],
    "finalArea": "26.89",
    "extraAreas": []
  }
],
"otherComposition": [],
"externalReport": [],
"documentPerArea": [
  {
    "typeOfDocument": {
      "value": "60ae125faa6d152c1801b35b",
      "label": "Property Tax Receipt"
    },
    "docMeasurementType": {
      "value": "Square_Feet",
      "label": "Square Feet"
    },
    "id": "745240",
    "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"
},
"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/6757ee074e53eeb25a9f800b/
indicator_1733807560277_Image.png",
"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": {
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"area": "420.00",
"squareMeterArea": "39.02",
"expectedRate": "25000.00",
"percentage": "20"
},
"printlnReport": true,
"_id": "6757cedb821be57904f1e303",
"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/6757ee074e53eeb25a9f800b/
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"
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"saleableArea": {
"area": "324.00",
"squareMeterArea": "30.10",
"expectedRate": "22685.19",
"percentage": "20"
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"property": "Flat",
"area": "225",
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"builtUpPercentage": "20",
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"image": "cases/6757ee074e53eeb25a9f800b/
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"squareMeter": "20.90",
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{
  "carpetArea": {
    "area": "370.10",
    "squareMeterArea": "34.38",
    "expectedRate": "30532.29",
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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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    "squareMeterArea": "49.51",
    "expectedRate": "21203.14",
    "percentage": "20"
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  "floor": "",
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  "expectedRate": "30532.29",
  "builtUpExpectedRate": "11300000",
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    "image": "cases/6757ee074e53eeb25a9f800b/
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"externalImages": [
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "path": "cases/6757ee074e53eeb25a9f800b/
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  {
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    "status": false,
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    "orientation": "portrait"
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    "_id": "672f250b0db8518c4110611b",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "_id": "672f250b0db8518c4110611e",
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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    "orientation": "portrait"
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"orientation": "portrait"
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  "orientation": "portrait"
},
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  "type": "MEASUREMENT_IMAGE",
  "status": false,
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  "path": "cases/6757ee074e53eeb25a9f800b/
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"processingDocuments": [
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    "filename": "1733723217306_assesment_tax.pdf",
    "path": "cases/6757ee074e53eeb25a9f800b/
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    "size": "397012",
    "createdAt": "Mon Dec 09 2024 05:46:57 GMT+0000 (Coordinated Universal Time)",
    "uploadedBy": "64dc7184ccaf1e7b7f637f47"
  },
  {
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    "filename": "1733723217340_OC_1.pdf",
    "path": "cases/6757ee074e53eeb25a9f800b/
processingDocuments/1733723217340_OC_1.pdf",
    "size": "580291",
    "createdAt": "Mon Dec 09 2024 05:46:57 GMT+0000 (Coordinated Universal Time)",
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  {
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    "filename": "1733723217373_Tax_assessment_for_each_flat_2.pdf",
    "path": "cases/6757ee074e53eeb25a9f800b/
processingDocuments/1733723217373_Tax_assessment_for_each_flat_2.pdf",
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(West) Branch ).xlsx",
  "filename": "1733807831026_Vijay_Kalu_Rathod___Flat_No_415__416___Bank_of
_India__Sewari_West_Branch_.xlsx",
  "path": "cases/6757ee074e53eeb25a9f800b/processingDocuments/1733807831026
_Vijay_Kalu_Rathod___Flat_No_415__416___Bank_of_India__Sewari_West_Branch_.
xlsx",
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  "uploadedBy": "64dc7184ccaf1e7b7f637f47"
}
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"leadRemarks": [],
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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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      "role": "FRONTDESK",
      "firstName": "Binumon",
      "lastName": "Moozhickal",
      "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
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    },
  },
}
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"createdAt": "2024-12-09T05:51:17.072Z"
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{
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    "role": "FRONTDESK",
    "firstName": "Binumon",
    "lastName": "Moozhickal",
    "profilePhoto": "users/64dc7184ccaf1e7b7f637f47/
profilePhoto_1694780598179_60341cbfbaf74abfbe0c819dbff58c0f.jpg"
  },
  "workType": "CHECKER",
  "display": true,
  "status": true,
  "_id": "6757f2c7821be57904f22b86",
  "note": "change (Task Reopen)",
  "taskId": "6757ee0abefd7f3db908e90b",
  "createdAt": "2024-12-10T07:50:31.614Z"
}
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"createdAt": "2024-12-10T07:30:16.033Z",
"updatedAt": "2024-12-10T07:52:34.882Z",
"__v": 0,
"assignmentType": {
  "value": "Commercial",
  "label": "Commercial"
},
"fullAddress": "Residential Flat No. 416, 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",
"updatedBy": "64dc7184ccaf1e7b7f637f47",
"addressForMap": "",
"caseReferredBy": "",
"contactPersonName": "Mr. Vijay Kalu Rathod ",
"email": "",
"isExternal": "false",
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"ownershipShare": "",
"proposePurchaserName": "",
"purchaseValueAsPerDocument": ""
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"relationWithOwner": "Seller Representative",
"rerald": "",
"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"
  },
  "roadFacing": false,
  "mall": false
},
"briefDescOfProperty": "2 Bedroom + Living Room + Kitchen + Toilet + WC",
"carpetTotal": "510.03",
"otherCarpetTotal": "0.00",
"builtupPercentage": "10",
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"finalCarpetArea": "510.03",
"finalSalableArea": "617.14",
"salablePercentage": "10",
"toBeAdded": "",
"extendOfSiteRemark": "",
"siteMeasurementRemark": "",
"finalSaleablePercentage": "0",
"landDetails": {
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    "value": "Free_Hold"
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  "leaseDetails": {
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    "lesseeName": "",
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    "leaseFrom": ""
  }
}
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    "leaseTo": "",
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    "leaseDate": ""
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"otherCompositionCarpetTotal": "0.00",
"otherCompositionSaleableTotal": "0.00",
"invoiceId": null
}

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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 :			